

Local Market Update – May 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westborough

Single-Family Properties

Key Metrics	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	13	17	+ 30.8%	40	48	+ 20.0%
Closed Sales	5	9	+ 80.0%	28	34	+ 21.4%
Median Sales Price*	\$855,000	\$825,000	- 3.5%	\$807,500	\$760,000	- 5.9%
Inventory of Homes for Sale	21	15	- 28.6%	--	--	--
Months Supply of Inventory	2.0	1.5	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	27	19	- 29.6%	23	37	+ 60.9%
Percent of Original List Price Received*	99.0%	103.4%	+ 4.4%	102.0%	100.3%	- 1.7%
New Listings	18	21	+ 16.7%	56	60	+ 7.1%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

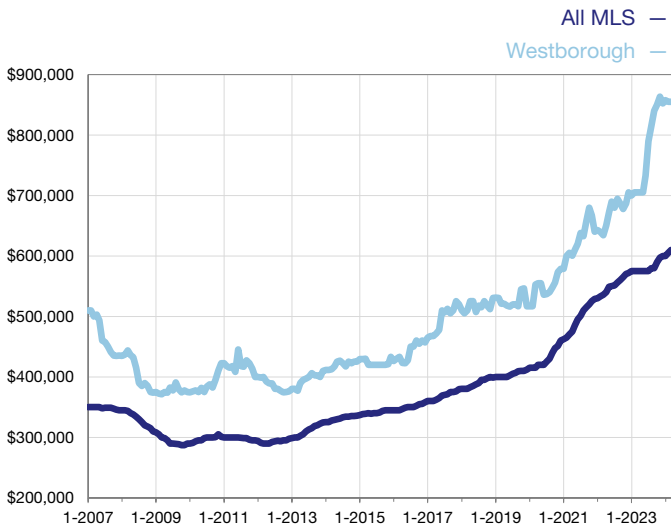
Condominium Properties

Key Metrics	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	12	13	+ 8.3%	33	41	+ 24.2%
Closed Sales	7	6	- 14.3%	32	18	- 43.8%
Median Sales Price*	\$619,000	\$577,500	- 6.7%	\$509,685	\$524,995	+ 3.0%
Inventory of Homes for Sale	14	9	- 35.7%	--	--	--
Months Supply of Inventory	1.8	1.2	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	33	72	+ 118.2%	41	51	+ 24.4%
Percent of Original List Price Received*	100.9%	97.6%	- 3.3%	100.1%	98.0%	- 2.1%
New Listings	14	13	- 7.1%	54	45	- 16.7%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

