

Local Market Update – June 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westborough

Single-Family Properties

Key Metrics	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	18	16	- 11.1%	58	64	+ 10.3%
Closed Sales	15	19	+ 26.7%	43	53	+ 23.3%
Median Sales Price*	\$940,000	\$852,000	- 9.4%	\$855,000	\$780,000	- 8.8%
Inventory of Homes for Sale	24	11	- 54.2%	--	--	--
Months Supply of Inventory	2.3	1.1	- 52.2%	--	--	--
Cumulative Days on Market Until Sale	20	14	- 30.0%	22	29	+ 31.8%
Percent of Original List Price Received*	105.6%	104.1%	- 1.4%	103.2%	101.7%	- 1.5%
New Listings	23	13	- 43.5%	79	73	- 7.6%

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

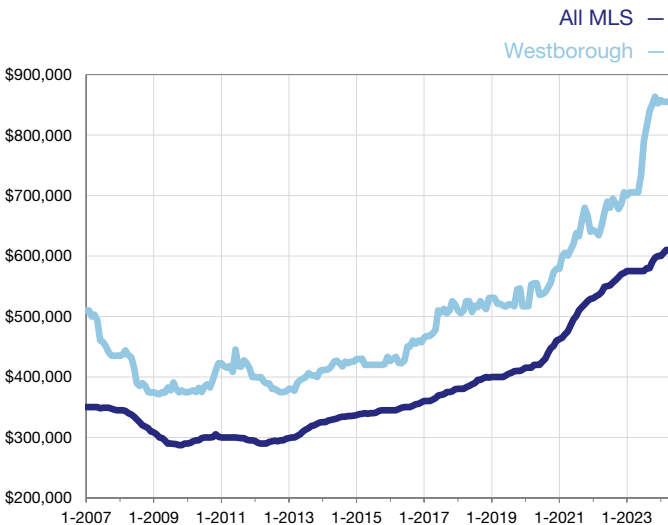
Condominium Properties

Key Metrics	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	9	16	+ 77.8%	42	57	+ 35.7%
Closed Sales	11	8	- 27.3%	43	28	- 34.9%
Median Sales Price*	\$528,000	\$552,500	+ 4.6%	\$515,000	\$537,498	+ 4.4%
Inventory of Homes for Sale	10	11	+ 10.0%	--	--	--
Months Supply of Inventory	1.3	1.3	0.0%	--	--	--
Cumulative Days on Market Until Sale	21	38	+ 81.0%	36	45	+ 25.0%
Percent of Original List Price Received*	101.2%	104.1%	+ 2.9%	100.4%	100.3%	- 0.1%
New Listings	10	20	+ 100.0%	64	65	+ 1.6%

* 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

