

Local Market Update – July 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westborough

Single-Family Properties

| Key Metrics | July | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|---------|
| | 2023 | 2024 | + / - | 2023 | 2024 | + / - |
| Pending Sales | 14 | 12 | - 14.3% | 72 | 75 | + 4.2% |
| Closed Sales | 13 | 18 | + 38.5% | 56 | 71 | + 26.8% |
| Median Sales Price* | \$920,000 | \$774,950 | - 15.8% | \$867,500 | \$780,000 | - 10.1% |
| Inventory of Homes for Sale | 14 | 10 | - 28.6% | -- | -- | -- |
| Months Supply of Inventory | 1.4 | 1.0 | - 28.6% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 24 | 22 | - 8.3% | 23 | 27 | + 17.4% |
| Percent of Original List Price Received* | 101.8% | 102.2% | + 0.4% | 102.9% | 101.8% | - 1.1% |
| New Listings | 7 | 13 | + 85.7% | 86 | 86 | 0.0% |

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

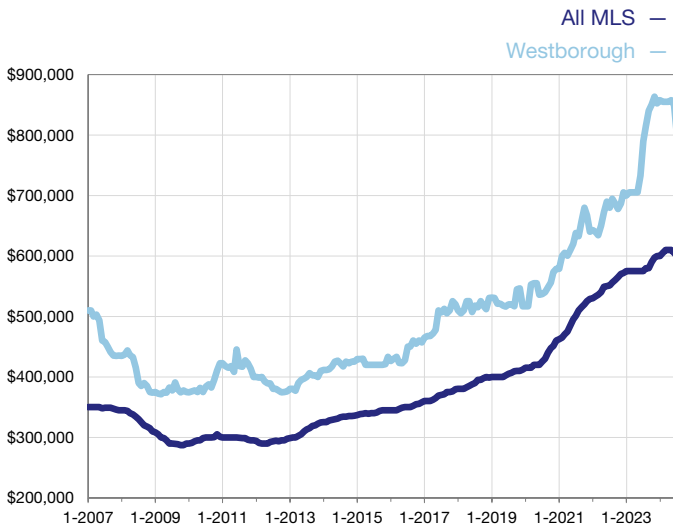
Condominium Properties

| Key Metrics | July | | | Year to Date | | |
|--|-----------|------------------|----------|--------------|------------------|---------|
| | 2023 | 2024 | + / - | 2023 | 2024 | + / - |
| Pending Sales | 5 | 12 | + 140.0% | 47 | 67 | + 42.6% |
| Closed Sales | 8 | 19 | + 137.5% | 51 | 53 | + 3.9% |
| Median Sales Price* | \$452,500 | \$580,000 | + 28.2% | \$504,370 | \$526,840 | + 4.5% |
| Inventory of Homes for Sale | 13 | 11 | - 15.4% | -- | -- | -- |
| Months Supply of Inventory | 2.0 | 1.3 | - 35.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 25 | 23 | - 8.0% | 34 | 36 | + 5.9% |
| Percent of Original List Price Received* | 99.2% | 100.2% | + 1.0% | 100.2% | 100.3% | + 0.1% |
| New Listings | 9 | 14 | + 55.6% | 73 | 78 | + 6.8% |

* 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

