

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westborough

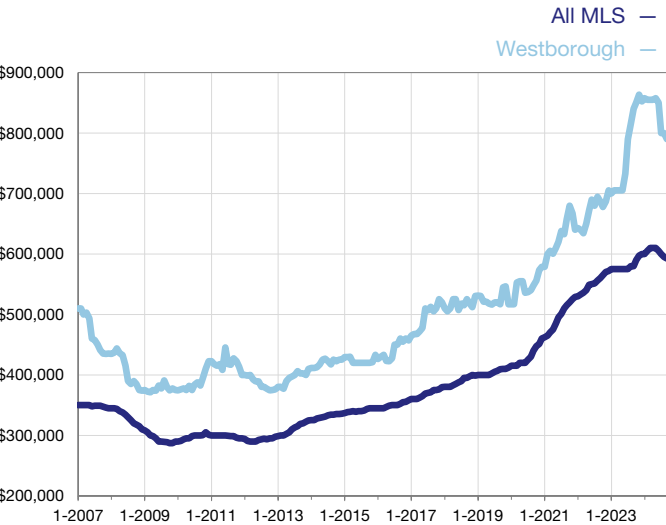
Single-Family Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	4	9	+ 125.0%	87	86	- 1.1%
Closed Sales	11	6	- 45.5%	82	90	+ 9.8%
Median Sales Price*	\$872,500	\$773,000	- 11.4%	\$863,750	\$782,500	- 9.4%
Inventory of Homes for Sale	20	19	- 5.0%	--	--	--
Months Supply of Inventory	2.1	2.1	0.0%	--	--	--
Cumulative Days on Market Until Sale	30	31	+ 3.3%	24	27	+ 12.5%
Percent of Original List Price Received*	106.0%	101.1%	- 4.6%	102.9%	101.9%	- 1.0%
New Listings	14	16	+ 14.3%	111	106	- 4.5%

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

Condominium Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	7	10	+ 42.9%	63	89	+ 41.3%
Closed Sales	3	11	+ 266.7%	65	78	+ 20.0%
Median Sales Price*	\$500,000	\$565,000	+ 13.0%	\$480,000	\$521,995	+ 8.7%
Inventory of Homes for Sale	15	12	- 20.0%	--	--	--
Months Supply of Inventory	2.1	1.3	- 38.1%	--	--	--
Cumulative Days on Market Until Sale	15	49	+ 226.7%	34	35	+ 2.9%
Percent of Original List Price Received*	99.3%	100.7%	+ 1.4%	99.8%	100.5%	+ 0.7%
New Listings	12	14	+ 16.7%	97	106	+ 9.3%

* 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

