

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westborough

Single-Family Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	10	14	+ 40.0%	97	100	+ 3.1%
Closed Sales	7	6	- 14.3%	89	96	+ 7.9%
Median Sales Price*	\$875,000	\$776,250	- 11.3%	\$872,500	\$782,500	- 10.3%
Inventory of Homes for Sale	20	14	- 30.0%	--	--	--
Months Supply of Inventory	2.1	1.5	- 28.6%	--	--	--
Cumulative Days on Market Until Sale	25	28	+ 12.0%	24	27	+ 12.5%
Percent of Original List Price Received*	99.0%	100.1%	+ 1.1%	102.6%	101.8%	- 0.8%
New Listings	11	10	- 9.1%	122	116	- 4.9%

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

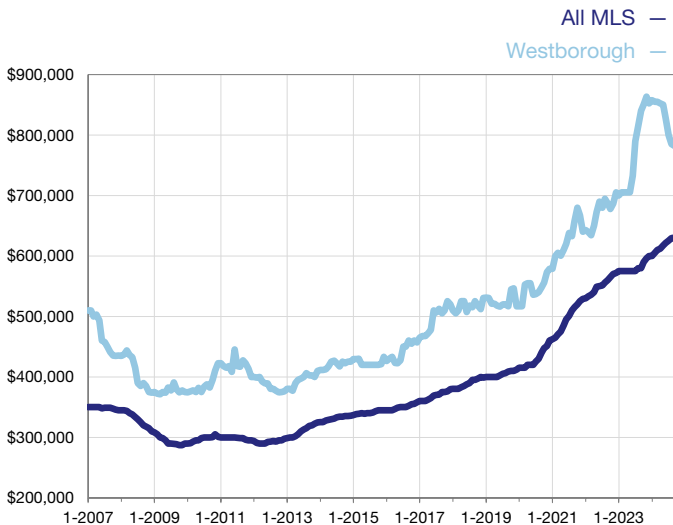
Condominium Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	6	5	- 16.7%	69	94	+ 36.2%
Closed Sales	6	7	+ 16.7%	71	85	+ 19.7%
Median Sales Price*	\$518,998	\$479,900	- 7.5%	\$500,000	\$519,000	+ 3.8%
Inventory of Homes for Sale	15	16	+ 6.7%	--	--	--
Months Supply of Inventory	2.2	1.8	- 18.2%	--	--	--
Cumulative Days on Market Until Sale	37	39	+ 5.4%	35	36	+ 2.9%
Percent of Original List Price Received*	101.1%	98.7%	- 2.4%	99.9%	100.3%	+ 0.4%
New Listings	7	12	+ 71.4%	104	118	+ 13.5%

* 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

