

# Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Westborough

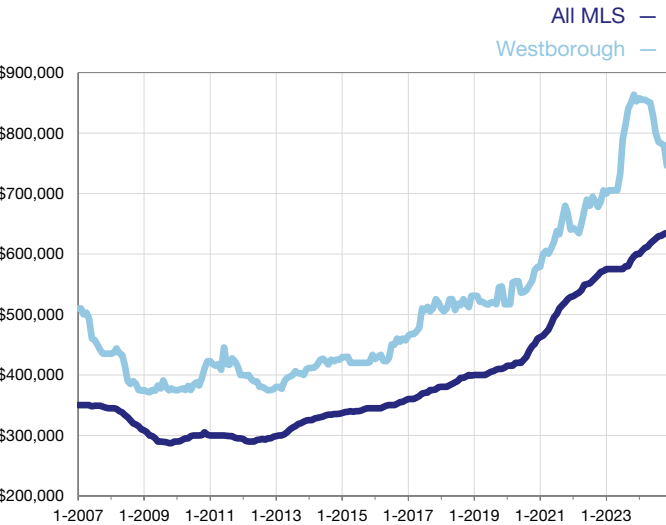
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	9	5	- 44.4%	106	104	- 1.9%
Closed Sales	9	14	+ 55.6%	98	110	+ 12.2%
Median Sales Price*	\$1,061,000	\$942,500	- 11.2%	\$875,000	\$785,000	- 10.3%
Inventory of Homes for Sale	15	13	- 13.3%	--	--	--
Months Supply of Inventory	1.6	1.4	- 12.5%	--	--	--
Cumulative Days on Market Until Sale	21	29	+ 38.1%	24	27	+ 12.5%
Percent of Original List Price Received*	101.8%	99.7%	- 2.1%	102.5%	101.5%	- 1.0%
New Listings	6	5	- 16.7%	128	121	- 5.5%

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

Condominium Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	6	4	- 33.3%	75	98	+ 30.7%
Closed Sales	4	1	- 75.0%	75	86	+ 14.7%
Median Sales Price*	\$492,500	\$245,000	- 50.3%	\$500,000	\$517,000	+ 3.4%
Inventory of Homes for Sale	10	16	+ 60.0%	--	--	--
Months Supply of Inventory	1.5	1.8	+ 20.0%	--	--	--
Cumulative Days on Market Until Sale	11	26	+ 136.4%	33	36	+ 9.1%
Percent of Original List Price Received*	102.3%	90.9%	- 11.1%	100.1%	100.2%	+ 0.1%
New Listings	6	11	+ 83.3%	110	129	+ 17.3%

\* 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

