

Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westborough

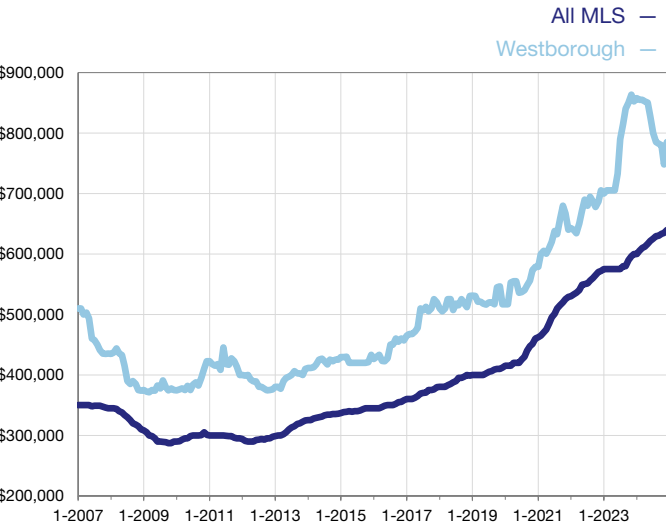
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	6	5	- 16.7%	112	108	- 3.6%
Closed Sales	8	5	- 37.5%	106	115	+ 8.5%
Median Sales Price*	\$567,500	\$788,000	+ 38.9%	\$852,500	\$785,000	- 7.9%
Inventory of Homes for Sale	11	7	- 36.4%	--	--	--
Months Supply of Inventory	1.2	0.8	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	37	24	- 35.1%	25	27	+ 8.0%
Percent of Original List Price Received*	94.1%	99.1%	+ 5.3%	101.9%	101.4%	- 0.5%
New Listings	4	2	- 50.0%	132	123	- 6.8%

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

Condominium Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	9	--	75	107	+ 42.7%
Closed Sales	3	16	+ 433.3%	78	102	+ 30.8%
Median Sales Price*	\$544,995	\$585,003	+ 7.3%	\$502,185	\$530,920	+ 5.7%
Inventory of Homes for Sale	13	10	- 23.1%	--	--	--
Months Supply of Inventory	1.9	1.1	- 42.1%	--	--	--
Cumulative Days on Market Until Sale	59	14	- 76.3%	34	32	- 5.9%
Percent of Original List Price Received*	95.1%	98.5%	+ 3.6%	99.9%	100.0%	+ 0.1%
New Listings	5	7	+ 40.0%	115	135	+ 17.4%

* 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

