

Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westborough

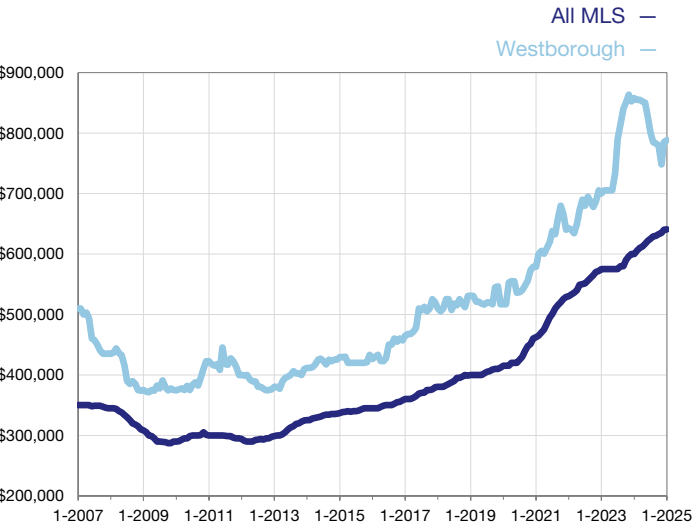
Single-Family Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	1	3	+ 200.0%	1	3	+ 200.0%
Closed Sales	8	6	- 25.0%	8	6	- 25.0%
Median Sales Price*	\$792,500	\$1,057,450	+ 33.4%	\$792,500	\$1,057,450	+ 33.4%
Inventory of Homes for Sale	14	10	- 28.6%	--	--	--
Months Supply of Inventory	1.5	1.1	- 26.7%	--	--	--
Cumulative Days on Market Until Sale	58	28	- 51.7%	58	28	- 51.7%
Percent of Original List Price Received*	97.2%	99.1%	+ 2.0%	97.2%	99.1%	+ 2.0%
New Listings	5	6	+ 20.0%	5	6	+ 20.0%

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

Condominium Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	3	9	+ 200.0%	3	9	+ 200.0%
Closed Sales	1	14	+ 1,300.0%	1	14	+ 1,300.0%
Median Sales Price*	\$650,000	\$477,385	- 26.6%	\$650,000	\$477,385	- 26.6%
Inventory of Homes for Sale	16	15	- 6.3%	--	--	--
Months Supply of Inventory	1.5	2.0	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	101	26	- 74.3%	101	26	- 74.3%
Percent of Original List Price Received*	96.3%	99.2%	+ 3.0%	96.3%	99.2%	+ 3.0%
New Listings	9	16	+ 77.8%	9	16	+ 77.8%

* 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

