

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westborough

Single-Family Properties

Key Metrics	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	7	5	- 28.6%	8	8	0.0%
Closed Sales	3	6	+ 100.0%	11	12	+ 9.1%
Median Sales Price*	\$705,000	\$1,099,500	+ 56.0%	\$725,000	\$1,099,500	+ 51.7%
Inventory of Homes for Sale	16	10	- 37.5%	--	--	--
Months Supply of Inventory	1.7	1.1	- 35.3%	--	--	--
Cumulative Days on Market Until Sale	10	66	+ 560.0%	45	47	+ 4.4%
Percent of Original List Price Received*	101.1%	98.0%	- 3.1%	98.3%	98.5%	+ 0.2%
New Listings	9	7	- 22.2%	14	13	- 7.1%

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

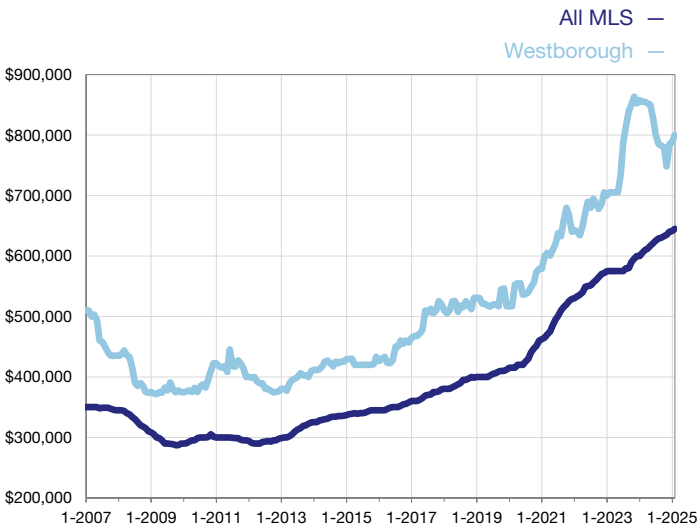
Condominium Properties

Key Metrics	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	7	8	+ 14.3%	10	17	+ 70.0%
Closed Sales	4	7	+ 75.0%	5	21	+ 320.0%
Median Sales Price*	\$340,000	\$434,995	+ 27.9%	\$380,000	\$450,385	+ 18.5%
Inventory of Homes for Sale	16	15	- 6.3%	--	--	--
Months Supply of Inventory	2.3	1.6	- 30.4%	--	--	--
Cumulative Days on Market Until Sale	31	30	- 3.2%	45	27	- 40.0%
Percent of Original List Price Received*	103.7%	98.4%	- 5.1%	102.2%	99.0%	- 3.1%
New Listings	10	9	- 10.0%	19	25	+ 31.6%

* 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

