

Local Market Update – March 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westborough

Single-Family Properties

Key Metrics	March			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	12	14	+ 16.7%	20	22	+ 10.0%
Closed Sales	8	8	0.0%	19	20	+ 5.3%
Median Sales Price*	\$827,500	\$647,500	- 21.8%	\$780,000	\$784,450	+ 0.6%
Inventory of Homes for Sale	10	17	+ 70.0%	--	--	--
Months Supply of Inventory	1.0	1.9	+ 90.0%	--	--	--
Cumulative Days on Market Until Sale	58	20	- 65.5%	50	36	- 28.0%
Percent of Original List Price Received*	99.3%	103.7%	+ 4.4%	98.7%	100.6%	+ 1.9%
New Listings	8	22	+ 175.0%	22	34	+ 54.5%

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

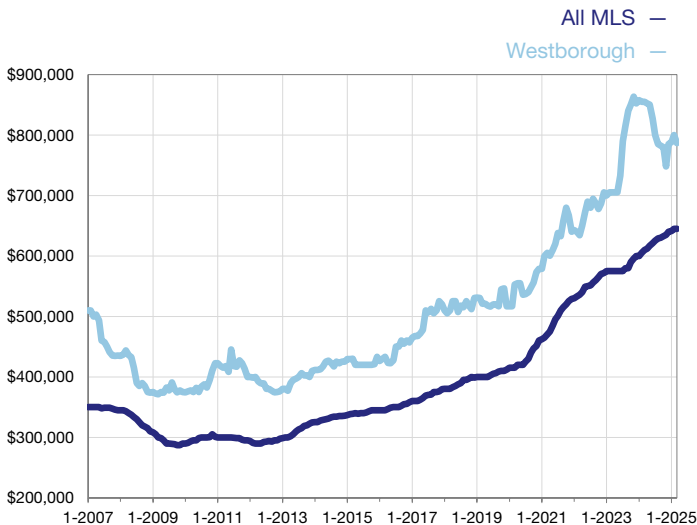
Condominium Properties

Key Metrics	March			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	12	10	- 16.7%	22	27	+ 22.7%
Closed Sales	4	8	+ 100.0%	9	29	+ 222.2%
Median Sales Price*	\$500,345	\$561,499	+ 12.2%	\$475,700	\$504,385	+ 6.0%
Inventory of Homes for Sale	10	11	+ 10.0%	--	--	--
Months Supply of Inventory	1.3	1.2	- 7.7%	--	--	--
Cumulative Days on Market Until Sale	38	40	+ 5.3%	42	31	- 26.2%
Percent of Original List Price Received*	96.8%	99.6%	+ 2.9%	99.8%	99.1%	- 0.7%
New Listings	7	7	0.0%	26	32	+ 23.1%

* 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

