

Westborough

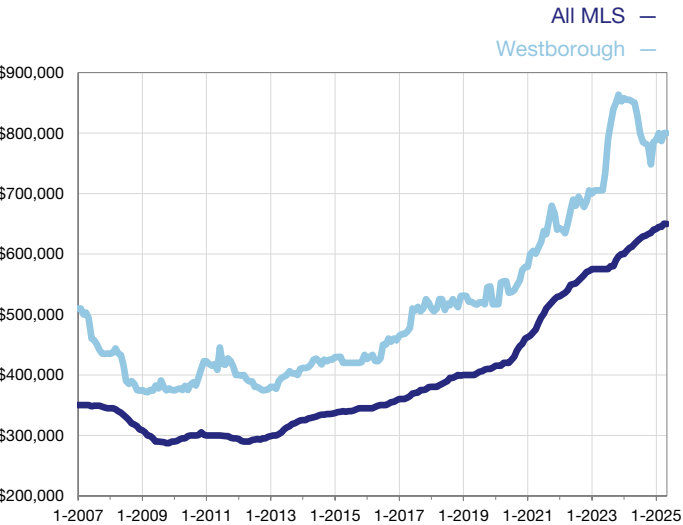
Single-Family Properties	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	17	18	+ 5.9%	48	58	+ 20.8%
Closed Sales	9	13	+ 44.4%	34	39	+ 14.7%
Median Sales Price*	\$825,000	\$780,000	- 5.5%	\$760,000	\$850,000	+ 11.8%
Inventory of Homes for Sale	16	27	+ 68.8%	--	--	--
Months Supply of Inventory	1.6	2.8	+ 75.0%	--	--	--
Cumulative Days on Market Until Sale	19	19	0.0%	37	28	- 24.3%
Percent of Original List Price Received*	103.4%	102.8%	- 0.6%	100.3%	101.5%	+ 1.2%
New Listings	21	20	- 4.8%	60	81	+ 35.0%

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

Condominium Properties	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	13	14	+ 7.7%	41	51	+ 24.4%
Closed Sales	8	9	+ 12.5%	20	48	+ 140.0%
Median Sales Price*	\$610,000	\$410,000	- 32.8%	\$537,498	\$455,190	- 15.3%
Inventory of Homes for Sale	8	21	+ 162.5%	--	--	--
Months Supply of Inventory	1.1	2.2	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	59	26	- 55.9%	47	28	- 40.4%
Percent of Original List Price Received*	99.5%	98.9%	- 0.6%	98.7%	99.3%	+ 0.6%
New Listings	12	26	+ 116.7%	44	77	+ 75.0%

* 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

