

Westborough

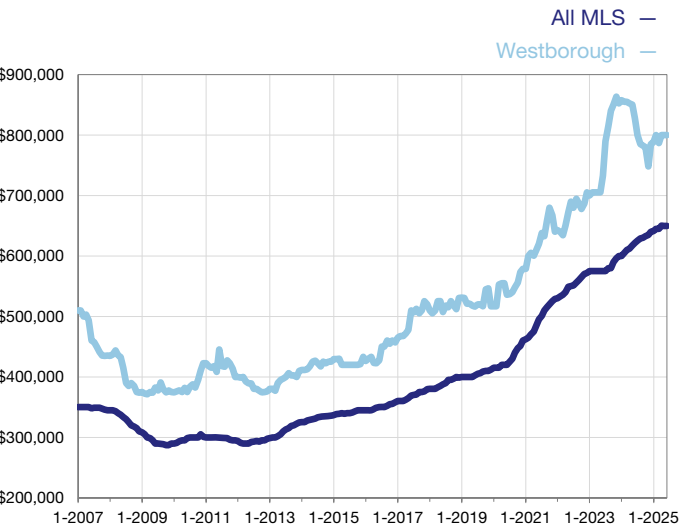
Single-Family Properties				Year to Date		
Key Metrics	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	14	14	0.0%	62	69	+ 11.3%
Closed Sales	19	18	- 5.3%	53	57	+ 7.5%
Median Sales Price*	\$852,000	\$1,052,500	+ 23.5%	\$780,000	\$900,000	+ 15.4%
Inventory of Homes for Sale	13	33	+ 153.8%	--	--	--
Months Supply of Inventory	1.3	3.5	+ 169.2%	--	--	--
Cumulative Days on Market Until Sale	14	27	+ 92.9%	29	28	- 3.4%
Percent of Original List Price Received*	104.1%	99.9%	- 4.0%	101.7%	101.0%	- 0.7%
New Listings	13	21	+ 61.5%	73	101	+ 38.4%

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

Condominium Properties				Year to Date		
Key Metrics	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	14	21	+ 50.0%	55	71	+ 29.1%
Closed Sales	14	8	- 42.9%	34	56	+ 64.7%
Median Sales Price*	\$515,000	\$535,000	+ 3.9%	\$524,995	\$479,997	- 8.6%
Inventory of Homes for Sale	14	16	+ 14.3%	--	--	--
Months Supply of Inventory	1.8	1.6	- 11.1%	--	--	--
Cumulative Days on Market Until Sale	36	49	+ 36.1%	43	31	- 27.9%
Percent of Original List Price Received*	102.6%	98.5%	- 4.0%	100.3%	99.2%	- 1.1%
New Listings	20	18	- 10.0%	64	95	+ 48.4%

* 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

