

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westborough

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	5	4	- 20.0%	107	127	+ 18.7%
Closed Sales	5	12	+ 140.0%	115	128	+ 11.3%
Median Sales Price*	\$788,000	\$715,000	- 9.3%	\$785,000	\$798,550	+ 1.7%
Inventory of Homes for Sale	7	10	+ 42.9%	--	--	--
Months Supply of Inventory	0.8	0.9	+ 12.5%	--	--	--
Cumulative Days on Market Until Sale	24	64	+ 166.7%	27	39	+ 44.4%
Percent of Original List Price Received*	99.1%	96.0%	- 3.1%	101.4%	98.6%	- 2.8%
New Listings	2	2	0.0%	122	156	+ 27.9%

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

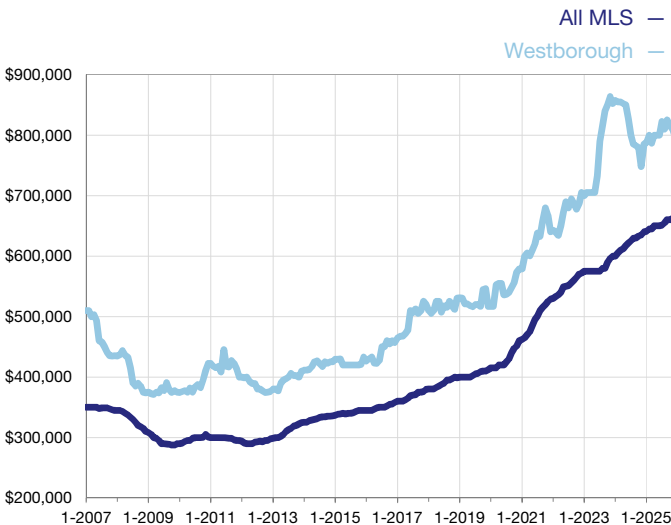
Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	9	5	- 44.4%	107	125	+ 16.8%
Closed Sales	16	17	+ 6.3%	102	130	+ 27.5%
Median Sales Price*	\$585,003	\$447,845	- 23.4%	\$530,920	\$493,948	- 7.0%
Inventory of Homes for Sale	11	19	+ 72.7%	--	--	--
Months Supply of Inventory	1.2	1.8	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	14	40	+ 185.7%	32	31	- 3.1%
Percent of Original List Price Received*	98.5%	99.8%	+ 1.3%	100.0%	99.0%	- 1.0%
New Listings	7	4	- 42.9%	135	172	+ 27.4%

* 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

