

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westborough

Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	5	5	0.0%	8	9	+ 12.5%
Closed Sales	6	5	- 16.7%	12	11	- 8.3%
Median Sales Price*	\$1,099,500	\$825,000	- 25.0%	\$1,099,500	\$725,000	- 34.1%
Inventory of Homes for Sale	11	9	- 18.2%	--	--	--
Months Supply of Inventory	1.2	0.8	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	66	36	- 45.5%	47	63	+ 34.0%
Percent of Original List Price Received*	98.0%	100.3%	+ 2.3%	98.5%	97.1%	- 1.4%
New Listings	7	5	- 28.6%	12	11	- 8.3%

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

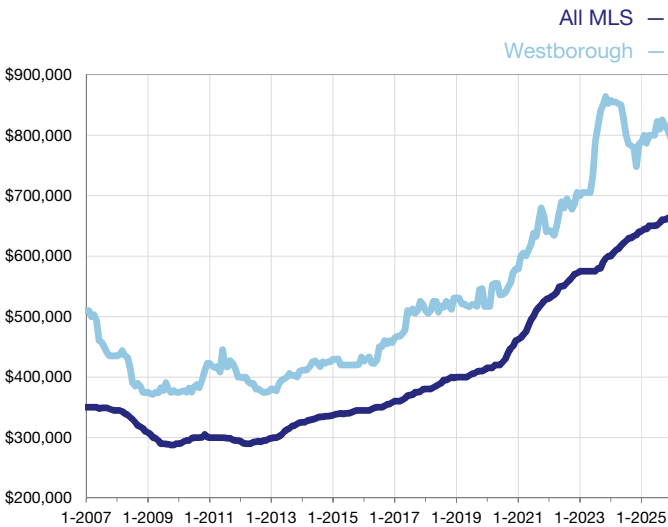
Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	8	7	- 12.5%	17	12	- 29.4%
Closed Sales	7	5	- 28.6%	21	11	- 47.6%
Median Sales Price*	\$434,995	\$599,999	+ 37.9%	\$450,385	\$445,000	- 1.2%
Inventory of Homes for Sale	15	17	+ 13.3%	--	--	--
Months Supply of Inventory	1.6	1.7	+ 6.3%	--	--	--
Cumulative Days on Market Until Sale	30	186	+ 520.0%	27	108	+ 300.0%
Percent of Original List Price Received*	98.4%	93.3%	- 5.2%	99.0%	95.9%	- 3.1%
New Listings	8	16	+ 100.0%	24	25	+ 4.2%

* 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

