

Local Market Update – March 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westborough

Single-Family Properties

| Key Metrics | March | | | Year to Date | | |
|--|-----------|------------------|----------|--------------|------------------|---------|
| | 2025 | 2026 | + / - | 2025 | 2026 | + / - |
| Pending Sales | 10 | 16 | + 60.0% | 18 | 26 | + 44.4% |
| Closed Sales | 8 | 7 | - 12.5% | 20 | 18 | - 10.0% |
| Median Sales Price* | \$647,500 | \$750,000 | + 15.8% | \$784,450 | \$742,500 | - 5.3% |
| Inventory of Homes for Sale | 23 | 13 | - 43.5% | -- | -- | -- |
| Months Supply of Inventory | 2.6 | 1.2 | - 53.8% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 20 | 56 | + 180.0% | 36 | 60 | + 66.7% |
| Percent of Original List Price Received* | 103.7% | 101.5% | - 2.1% | 100.6% | 98.8% | - 1.8% |
| New Listings | 22 | 21 | - 4.5% | 34 | 31 | - 8.8% |

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

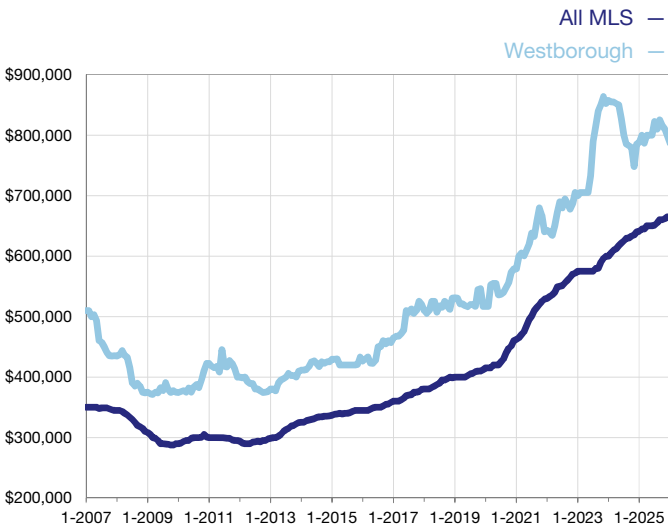
Condominium Properties

| Key Metrics | March | | | Year to Date | | |
|--|-----------|------------------|----------|--------------|------------------|----------|
| | 2025 | 2026 | + / - | 2025 | 2026 | + / - |
| Pending Sales | 8 | 10 | + 25.0% | 25 | 22 | - 12.0% |
| Closed Sales | 8 | 5 | - 37.5% | 29 | 17 | - 41.4% |
| Median Sales Price* | \$561,499 | \$385,000 | - 31.4% | \$504,385 | \$415,000 | - 17.7% |
| Inventory of Homes for Sale | 13 | 18 | + 38.5% | -- | -- | -- |
| Months Supply of Inventory | 1.4 | 1.8 | + 28.6% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 40 | 40 | 0.0% | 31 | 84 | + 171.0% |
| Percent of Original List Price Received* | 99.6% | 99.1% | - 0.5% | 99.1% | 96.8% | - 2.3% |
| New Listings | 7 | 14 | + 100.0% | 31 | 39 | + 25.8% |

* 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

