

# Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Westborough

### Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	22	10	- 54.5%	40	32	- 20.0%
Closed Sales	6	7	+ 16.7%	26	25	- 3.8%
Median Sales Price*	\$993,000	<b>\$650,000</b>	- 34.5%	\$930,000	<b>\$735,000</b>	- 21.0%
Inventory of Homes for Sale	26	26	0.0%	--	--	--
Months Supply of Inventory	2.7	2.6	- 3.7%	--	--	--
Cumulative Days on Market Until Sale	23	18	- 21.7%	33	48	+ 45.5%
Percent of Original List Price Received*	101.5%	100.7%	- 0.8%	100.8%	99.3%	- 1.5%
New Listings	27	20	- 25.9%	61	51	- 16.4%

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

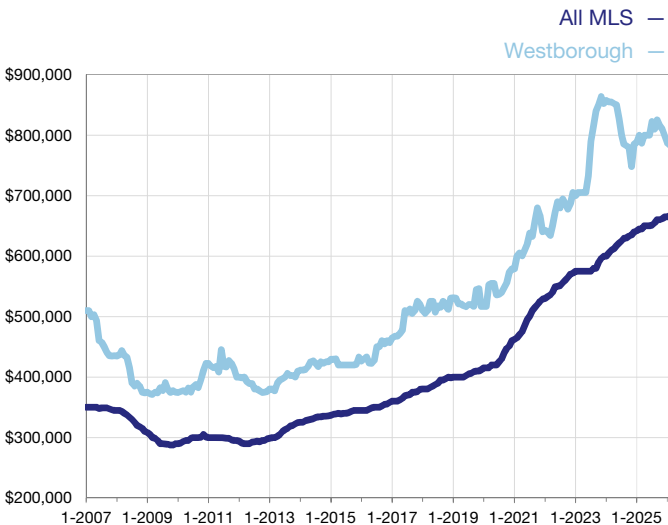
### Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	12	13	+ 8.3%	37	33	- 10.8%
Closed Sales	10	4	- 60.0%	39	21	- 46.2%
Median Sales Price*	\$447,423	<b>\$552,500</b>	+ 23.5%	\$459,995	<b>\$420,000</b>	- 8.7%
Inventory of Homes for Sale	16	25	+ 56.3%	--	--	--
Months Supply of Inventory	1.7	2.5	+ 47.1%	--	--	--
Cumulative Days on Market Until Sale	21	83	+ 295.2%	28	84	+ 200.0%
Percent of Original List Price Received*	100.1%	100.9%	+ 0.8%	99.4%	97.6%	- 1.8%
New Listings	20	22	+ 10.0%	51	61	+ 19.6%

\* 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

