

Westborough

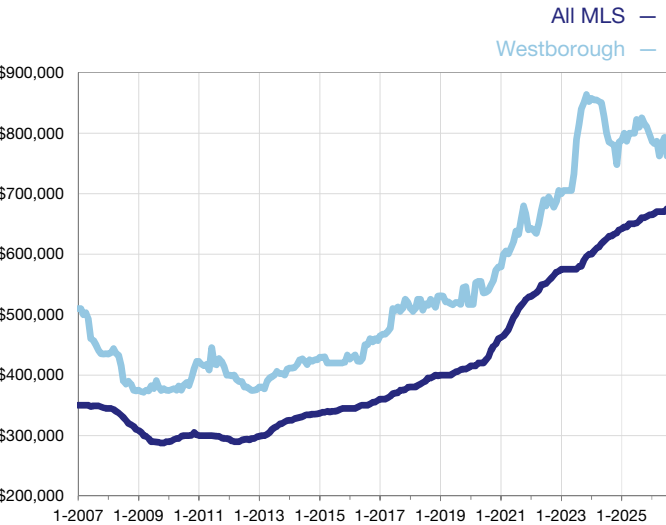
Single-Family Properties	July			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	14	18	+ 28.6%	79	68	- 13.9%
Closed Sales	16	13	- 18.8%	74	61	- 17.6%
Median Sales Price*	\$945,000	\$835,000	- 11.6%	\$895,000	\$825,000	- 7.8%
Inventory of Homes for Sale	33	27	- 18.2%	--	--	--
Months Supply of Inventory	3.5	2.8	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	25	32	+ 28.0%	27	39	+ 44.4%
Percent of Original List Price Received*	100.5%	102.6%	+ 2.1%	100.9%	100.9%	0.0%
New Listings	12	10	- 16.7%	113	93	- 17.7%

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

Condominium Properties	July			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	11	10	- 9.1%	82	66	- 19.5%
Closed Sales	12	19	+ 58.3%	68	65	- 4.4%
Median Sales Price*	\$497,500	\$474,995	- 4.5%	\$479,997	\$509,995	+ 6.2%
Inventory of Homes for Sale	19	31	+ 63.2%	--	--	--
Months Supply of Inventory	1.9	3.4	+ 78.9%	--	--	--
Cumulative Days on Market Until Sale	28	43	+ 53.6%	30	52	+ 73.3%
Percent of Original List Price Received*	97.0%	96.3%	- 0.7%	98.8%	97.8%	- 1.0%
New Listings	15	12	- 20.0%	107	111	+ 3.7%

* 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

