

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westborough

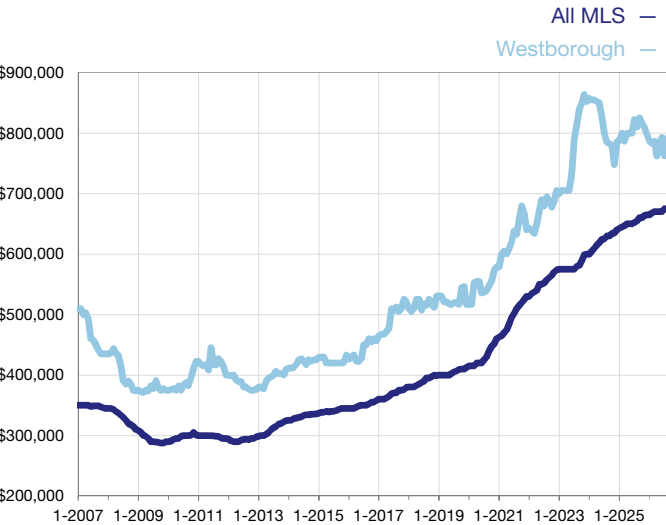
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	16	8	- 50.0%	95	74	- 22.1%
Closed Sales	12	13	+ 8.3%	86	74	- 14.0%
Median Sales Price*	\$702,500	\$860,000	+ 22.4%	\$832,750	\$830,000	- 0.3%
Inventory of Homes for Sale	26	24	- 7.7%	--	--	--
Months Supply of Inventory	2.5	2.7	+ 8.0%	--	--	--
Cumulative Days on Market Until Sale	66	107	+ 62.1%	33	51	+ 54.5%
Percent of Original List Price Received*	93.9%	96.1%	+ 2.3%	99.9%	100.1%	+ 0.2%
New Listings	9	6	- 33.3%	122	99	- 18.9%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	11	14	+ 27.3%	93	78	- 16.1%
Closed Sales	5	6	+ 20.0%	73	71	- 2.7%
Median Sales Price*	\$885,000	\$588,875	- 33.5%	\$499,999	\$539,995	+ 8.0%
Inventory of Homes for Sale	21	26	+ 23.8%	--	--	--
Months Supply of Inventory	2.1	2.9	+ 38.1%	--	--	--
Cumulative Days on Market Until Sale	25	49	+ 96.0%	30	51	+ 70.0%
Percent of Original List Price Received*	99.2%	93.1%	- 6.1%	98.8%	97.4%	- 1.4%
New Listings	14	13	- 7.1%	121	122	+ 0.8%

* 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

