

# Local Market Update – September 2026

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## Westborough

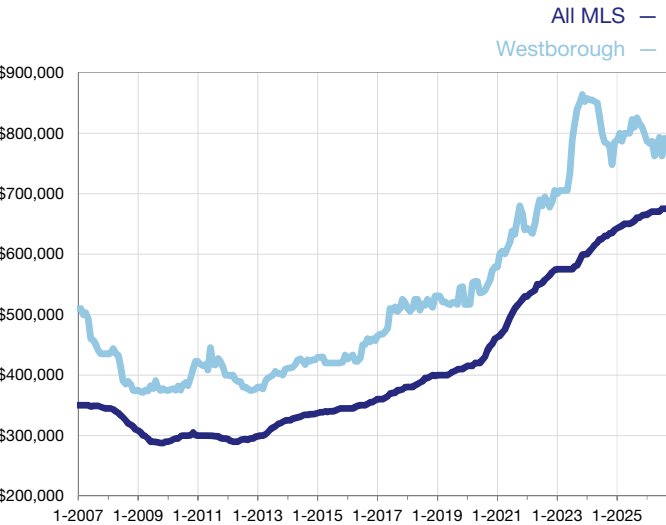
| Single-Family Properties                 | September |           |         | Year to Date |           |         |
|------------------------------------------|-----------|-----------|---------|--------------|-----------|---------|
|                                          | 2025      | 2026      | + / -   | 2025         | 2026      | + / -   |
| Key Metrics                              |           |           |         |              |           |         |
| Pending Sales                            | 8         | 6         | - 25.0% | 103          | 81        | - 21.4% |
| Closed Sales                             | 19        | 6         | - 68.4% | 105          | 80        | - 23.8% |
| Median Sales Price*                      | \$835,000 | \$818,000 | - 2.0%  | \$835,000    | \$830,000 | - 0.6%  |
| Inventory of Homes for Sale              | 29        | 26        | - 10.3% | --           | --        | --      |
| Months Supply of Inventory               | 2.8       | 3.0       | + 7.1%  | --           | --        | --      |
| Cumulative Days on Market Until Sale     | 57        | 46        | - 19.3% | 37           | 50        | + 35.1% |
| Percent of Original List Price Received* | 94.0%     | 96.3%     | + 2.4%  | 98.8%        | 99.8%     | + 1.0%  |
| New Listings                             | 13        | 14        | + 7.7%  | 135          | 113       | - 16.3% |

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

| Condominium Properties                   | September |           |          | Year to Date |           |         |
|------------------------------------------|-----------|-----------|----------|--------------|-----------|---------|
|                                          | 2025      | 2026      | + / -    | 2025         | 2026      | + / -   |
| Key Metrics                              |           |           |          |              |           |         |
| Pending Sales                            | 5         | 5         | 0.0%     | 98           | 82        | - 16.3% |
| Closed Sales                             | 4         | 10        | + 150.0% | 77           | 81        | + 5.2%  |
| Median Sales Price*                      | \$429,950 | \$507,500 | + 18.0%  | \$479,900    | \$539,995 | + 12.5% |
| Inventory of Homes for Sale              | 30        | 32        | + 6.7%   | --           | --        | --      |
| Months Supply of Inventory               | 3.1       | 3.6       | + 16.1%  | --           | --        | --      |
| Cumulative Days on Market Until Sale     | 48        | 60        | + 25.0%  | 31           | 53        | + 71.0% |
| Percent of Original List Price Received* | 96.0%     | 95.9%     | - 0.1%   | 98.7%        | 97.2%     | - 1.5%  |
| New Listings                             | 16        | 14        | - 12.5%  | 137          | 136       | - 0.7%  |

\* 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

