Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Westborough

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	11	**10**	- 9.1%	114	**90**	- 21.1%
Closed Sales	7	**8**	+ 14.3%	112	**89**	- 20.5%
Median Sales Price*	$749,000	**$810,000**	+ 8.1%	$825,250	**$825,000**	- 0.0%
Inventory of Homes for Sale	25	**17**	- 32.0%	--	--	--
Months Supply of Inventory	2.4	**2.0**	- 16.7%	--	--	--
Cumulative Days on Market Until Sale	27	**37**	+ 37.0%	36	**49**	+ 36.1%
Percent of Original List Price Received*	102.9%	**99.7%**	- 3.1%	99.1%	**99.7%**	+ 0.6%
New Listings	11	**3**	- 72.7%	146	**115**	- 21.2%

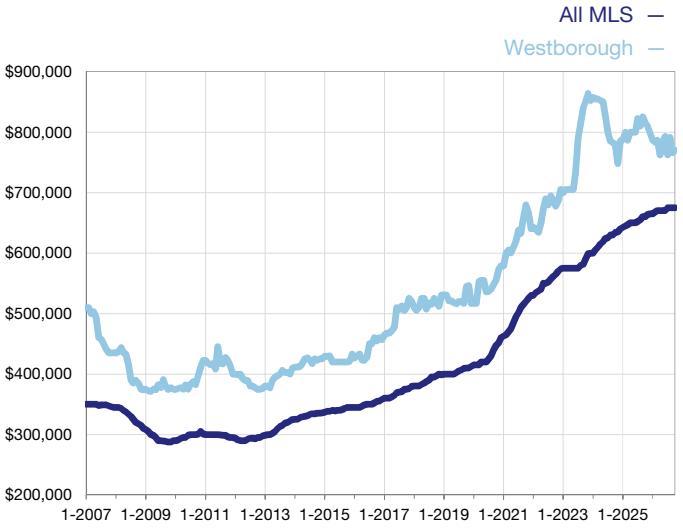
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

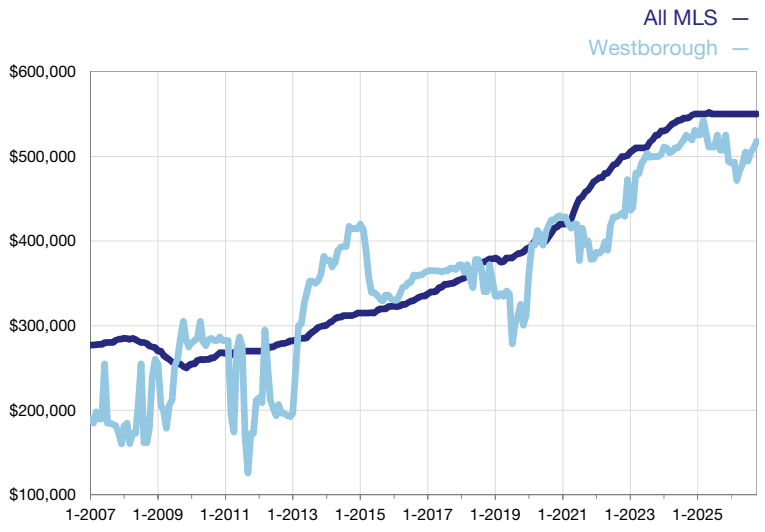
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	12	**4**	- 66.7%	110	**85**	- 22.7%
Closed Sales	11	**6**	- 45.5%	88	**87**	- 1.1%
Median Sales Price*	$494,475	**$599,998**	+ 21.3%	$487,188	**$540,000**	+ 10.8%
Inventory of Homes for Sale	33	**30**	- 9.1%	--	--	--
Months Supply of Inventory	3.2	**3.6**	+ 12.5%	--	--	--
Cumulative Days on Market Until Sale	27	**72**	+ 166.7%	30	**54**	+ 80.0%
Percent of Original List Price Received*	98.2%	**95.2%**	- 3.1%	98.6%	**97.1%**	- 1.5%
New Listings	21	**13**	- 38.1%	158	**148**	- 6.3%

* 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



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