

Local Market Update – June 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Southborough

Single-Family Properties

Key Metrics	June			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	20	18	- 10.0%	96	73	- 24.0%
Closed Sales	23	24	+ 4.3%	70	61	- 12.9%
Median Sales Price*	\$890,000	\$1,160,000	+ 30.3%	\$815,000	\$1,020,000	+ 25.2%
Inventory of Homes for Sale	17	23	+ 35.3%	--	--	--
Months Supply of Inventory	1.1	2.1	+ 90.9%	--	--	--
Cumulative Days on Market Until Sale	26	14	- 46.2%	39	24	- 38.5%
Percent of Original List Price Received*	104.9%	104.8%	- 0.1%	102.4%	105.8%	+ 3.3%
New Listings	30	23	- 23.3%	107	97	- 9.3%

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

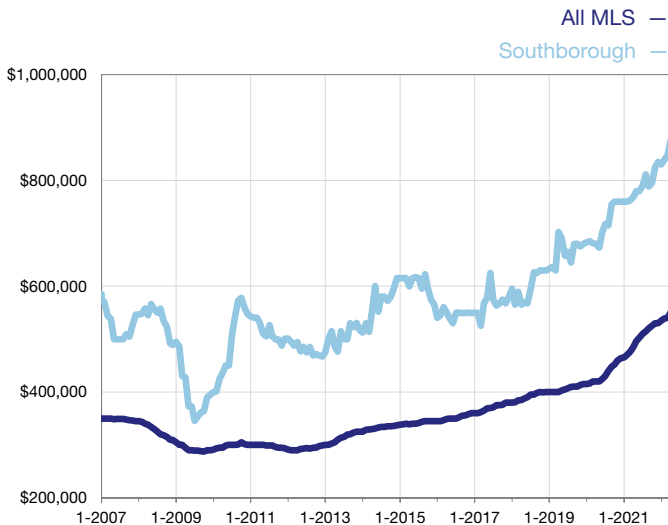
Condominium Properties

Key Metrics	June			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	2	0	- 100.0%	13	7	- 46.2%
Closed Sales	1	1	0.0%	11	6	- 45.5%
Median Sales Price*	\$689,900	\$485,000	- 29.7%	\$590,000	\$705,000	+ 19.5%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.3	0.5	+ 66.7%	--	--	--
Cumulative Days on Market Until Sale	75	21	- 72.0%	155	62	- 60.0%
Percent of Original List Price Received*	100.0%	100.0%	0.0%	100.4%	104.1%	+ 3.7%
New Listings	2	1	- 50.0%	12	8	- 33.3%

* 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

