

# Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Southborough

### Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	5	6	+ 20.0%	159	122	- 23.3%
Closed Sales	10	7	- 30.0%	161	125	- 22.4%
Median Sales Price*	\$944,000	<b>\$980,000</b>	+ 3.8%	\$825,000	<b>\$959,000</b>	+ 16.2%
Inventory of Homes for Sale	8	4	- 50.0%	--	--	--
Months Supply of Inventory	0.6	0.4	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	29	83	+ 186.2%	34	34	0.0%
Percent of Original List Price Received*	102.9%	98.0%	- 4.8%	103.2%	102.0%	- 1.2%
New Listings	3	4	+ 33.3%	173	144	- 16.8%

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

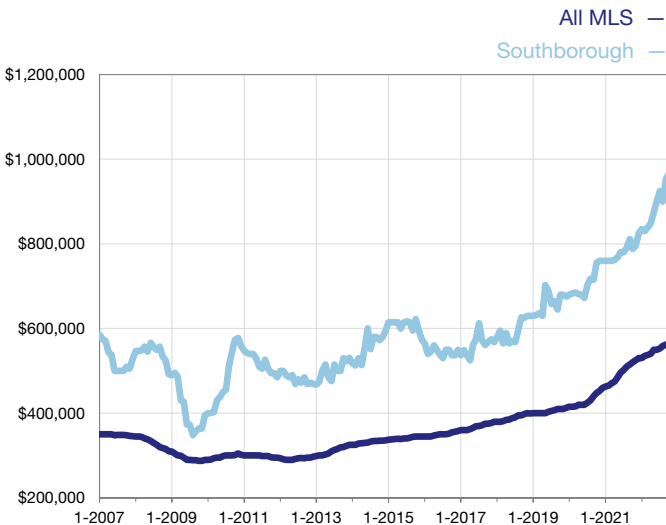
### Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	0	1	--	19	14	- 26.3%
Closed Sales	0	1	--	22	13	- 40.9%
Median Sales Price*	\$0	<b>\$598,000</b>	--	\$575,000	<b>\$690,000</b>	+ 20.0%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	75	--	89	43	- 51.7%
Percent of Original List Price Received*	0.0%	95.7%	--	99.7%	102.9%	+ 3.2%
New Listings	0	0	--	19	15	- 21.1%

\* 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

