

# Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Southborough

### Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	3	18	+ 500.0%	30	52	+ 73.3%
Closed Sales	6	12	+ 100.0%	18	36	+ 100.0%
Median Sales Price*	\$622,500	\$800,750	+ 28.6%	\$742,500	\$763,333	+ 2.8%
Inventory of Homes for Sale	43	7	- 83.7%	--	--	--
Months Supply of Inventory	3.9	0.5	- 87.2%	--	--	--
Cumulative Days on Market Until Sale	21	31	+ 47.6%	55	43	- 21.8%
Percent of Original List Price Received*	98.0%	102.0%	+ 4.1%	95.4%	100.5%	+ 5.3%
New Listings	10	16	+ 60.0%	57	51	- 10.5%

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

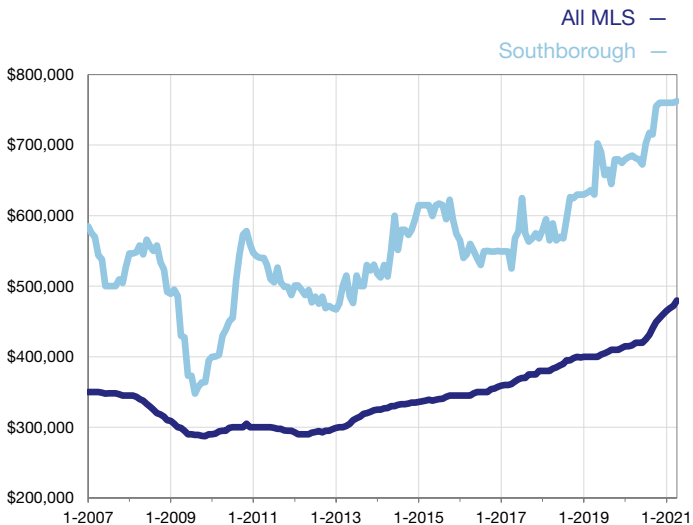
### Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	4	--	6	9	+ 50.0%
Closed Sales	0	0	--	1	4	+ 300.0%
Median Sales Price*	\$0	\$0	--	\$605,000	\$570,000	- 5.8%
Inventory of Homes for Sale	11	3	- 72.7%	--	--	--
Months Supply of Inventory	4.6	1.0	- 78.3%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	92	278	+ 202.2%
Percent of Original List Price Received*	0.0%	0.0%	--	96.0%	100.0%	+ 4.2%
New Listings	0	4	--	15	10	- 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

