

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Southborough

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	21	24	+ 14.3%	51	76	+ 49.0%
Closed Sales	7	11	+ 57.1%	25	47	+ 88.0%
Median Sales Price*	\$750,000	\$820,000	+ 9.3%	\$750,000	\$775,000	+ 3.3%
Inventory of Homes for Sale	44	9	- 79.5%	--	--	--
Months Supply of Inventory	4.3	0.6	- 86.0%	--	--	--
Cumulative Days on Market Until Sale	38	55	+ 44.7%	50	46	- 8.0%
Percent of Original List Price Received*	98.6%	103.7%	+ 5.2%	96.3%	101.2%	+ 5.1%
New Listings	24	26	+ 8.3%	81	77	- 4.9%

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

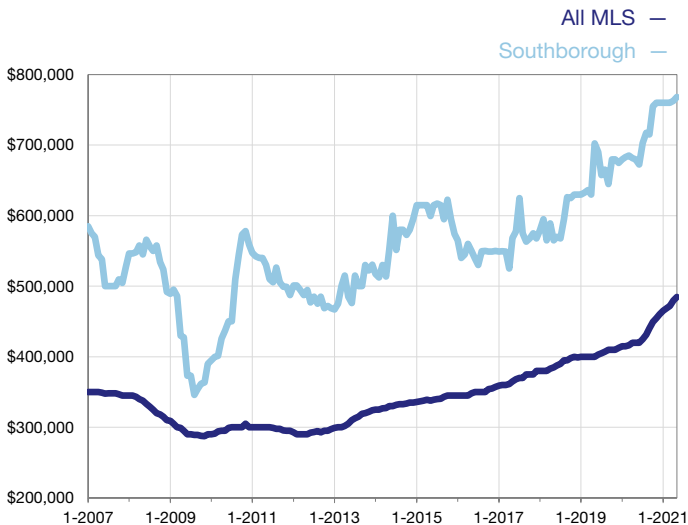
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1	2	+ 100.0%	7	11	+ 57.1%
Closed Sales	3	6	+ 100.0%	4	10	+ 150.0%
Median Sales Price*	\$610,000	\$580,000	- 4.9%	\$607,500	\$575,000	- 5.3%
Inventory of Homes for Sale	12	1	- 91.7%	--	--	--
Months Supply of Inventory	5.3	0.3	- 94.3%	--	--	--
Cumulative Days on Market Until Sale	31	86	+ 177.4%	46	163	+ 254.3%
Percent of Original List Price Received*	101.2%	100.8%	- 0.4%	99.9%	100.5%	+ 0.6%
New Listings	3	0	- 100.0%	18	10	- 44.4%

* 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

