

# Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Southborough

### Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	8	7	- 12.5%	154	117	- 24.0%
Closed Sales	6	6	0.0%	151	118	- 21.9%
Median Sales Price*	\$966,350	<b>\$732,500</b>	- 24.2%	\$820,000	<b>\$956,000</b>	+ 16.6%
Inventory of Homes for Sale	12	8	- 33.3%	--	--	--
Months Supply of Inventory	0.9	<b>0.8</b>	- 11.1%	--	--	--
Cumulative Days on Market Until Sale	54	<b>105</b>	+ 94.4%	34	<b>31</b>	- 8.8%
Percent of Original List Price Received*	101.7%	<b>98.1%</b>	- 3.5%	103.2%	<b>102.2%</b>	- 1.0%
New Listings	3	5	+ 66.7%	170	140	- 17.6%

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

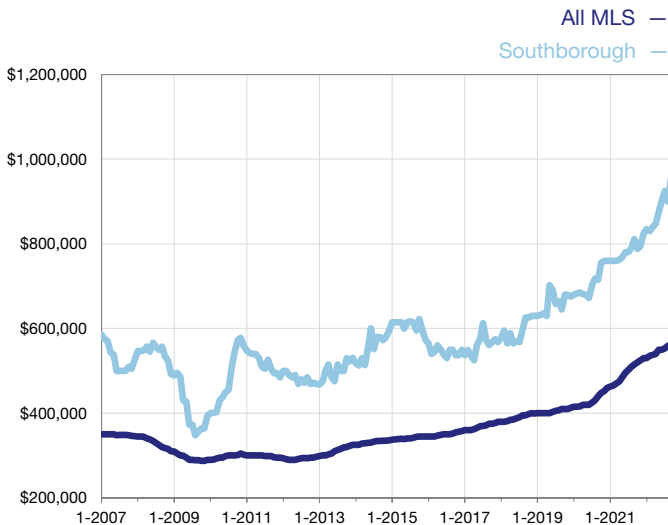
### Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	0	1	--	19	13	- 31.6%
Closed Sales	3	2	- 33.3%	22	12	- 45.5%
Median Sales Price*	\$615,000	<b>\$637,500</b>	+ 3.7%	\$575,000	<b>\$692,500</b>	+ 20.4%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.5	<b>0.5</b>	0.0%	--	--	--
Cumulative Days on Market Until Sale	7	<b>9</b>	+ 28.6%	89	<b>40</b>	- 55.1%
Percent of Original List Price Received*	100.8%	<b>103.1%</b>	+ 2.3%	99.7%	<b>103.6%</b>	+ 3.9%
New Listings	0	1	--	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

