

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Southborough

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	7	- 12.5%	33	28	- 15.2%
Closed Sales	9	13	+ 44.4%	27	26	- 3.7%
Median Sales Price*	\$1,063,500	\$928,600	- 12.7%	\$935,000	\$939,300	+ 0.5%
Inventory of Homes for Sale	16	11	- 31.3%	--	--	--
Months Supply of Inventory	1.3	1.1	- 15.4%	--	--	--
Cumulative Days on Market Until Sale	13	13	0.0%	39	25	- 35.9%
Percent of Original List Price Received*	111.1%	102.5%	- 7.7%	103.9%	100.7%	- 3.1%
New Listings	15	6	- 60.0%	48	35	- 27.1%

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

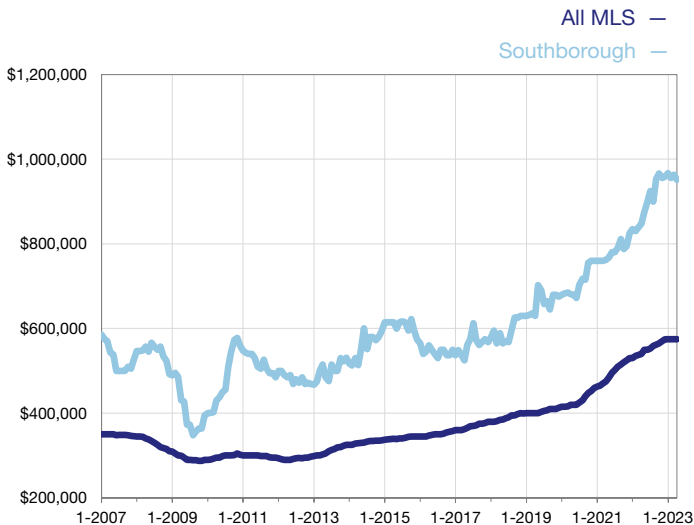
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	0	- 100.0%	5	2	- 60.0%
Closed Sales	3	0	- 100.0%	3	2	- 33.3%
Median Sales Price*	\$715,000	\$0	- 100.0%	\$715,000	\$444,950	- 37.8%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	110	0	- 100.0%	110	23	- 79.1%
Percent of Original List Price Received*	104.6%	0.0%	- 100.0%	104.6%	100.0%	- 4.4%
New Listings	1	0	- 100.0%	5	2	- 60.0%

* 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

