

# Local Market Update – March 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Southborough

### Single-Family Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	7	8	+ 14.3%	21	22	+ 4.8%
Closed Sales	5	7	+ 40.0%	13	21	+ 61.5%
Median Sales Price*	\$1,338,000	<b>\$1,049,000</b>	- 21.6%	\$950,000	<b>\$1,049,000</b>	+ 10.4%
Inventory of Homes for Sale	14	9	- 35.7%	--	--	--
Months Supply of Inventory	1.4	1.0	- 28.6%	--	--	--
Cumulative Days on Market Until Sale	38	47	+ 23.7%	36	54	+ 50.0%
Percent of Original List Price Received*	101.4%	97.1%	- 4.2%	99.0%	94.7%	- 4.3%
New Listings	13	8	- 38.5%	28	21	- 25.0%

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

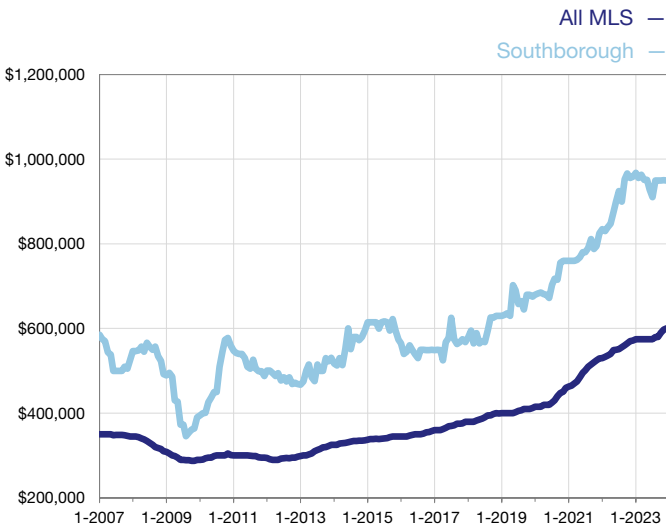
### Condominium Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	1	0	- 100.0%	2	3	+ 50.0%
Closed Sales	1	1	0.0%	2	5	+ 150.0%
Median Sales Price*	\$479,900	<b>\$539,500</b>	+ 12.4%	\$444,950	<b>\$599,000</b>	+ 34.6%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	42	5	- 88.1%	23	25	+ 8.7%
Percent of Original List Price Received*	100.0%	107.9%	+ 7.9%	100.0%	104.0%	+ 4.0%
New Listings	1	0	- 100.0%	2	1	- 50.0%

\* 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

