

# Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Southborough

### Single-Family Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	6	8	+ 33.3%	27	30	+ 11.1%
Closed Sales	13	6	- 53.8%	26	27	+ 3.8%
Median Sales Price*	\$928,600	<b>\$1,107,500</b>	+ 19.3%	\$939,300	<b>\$1,049,000</b>	+ 11.7%
Inventory of Homes for Sale	13	8	- 38.5%	--	--	--
Months Supply of Inventory	1.4	<b>0.9</b>	- 35.7%	--	--	--
Cumulative Days on Market Until Sale	13	<b>16</b>	+ 23.1%	25	<b>46</b>	+ 84.0%
Percent of Original List Price Received*	102.5%	<b>106.4%</b>	+ 3.8%	100.7%	<b>97.3%</b>	- 3.4%
New Listings	6	8	+ 33.3%	34	29	- 14.7%

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

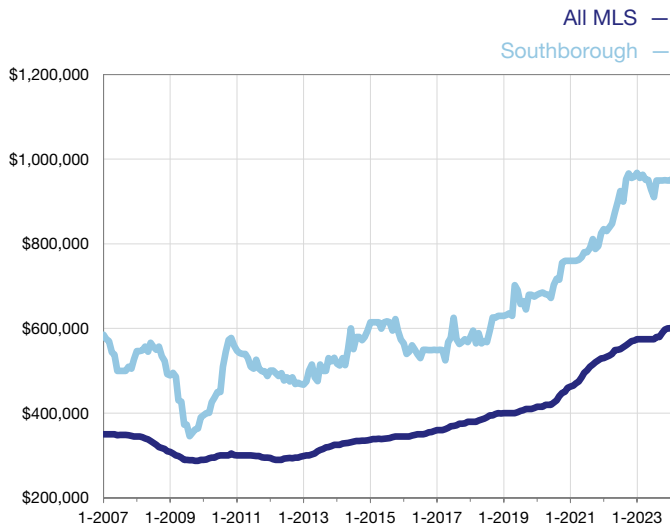
### Condominium Properties

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

