

Local Market Update – June 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Southborough

Single-Family Properties

Key Metrics	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	11	13	+ 18.2%	55	45	- 18.2%
Closed Sales	12	7	- 41.7%	44	44	0.0%
Median Sales Price*	\$940,500	\$1,080,000	+ 14.8%	\$950,000	\$1,090,000	+ 14.7%
Inventory of Homes for Sale	13	16	+ 23.1%	--	--	--
Months Supply of Inventory	1.5	2.1	+ 40.0%	--	--	--
Cumulative Days on Market Until Sale	44	33	- 25.0%	29	43	+ 48.3%
Percent of Original List Price Received*	100.9%	99.4%	- 1.5%	101.2%	98.7%	- 2.5%
New Listings	9	15	+ 66.7%	64	54	- 15.6%

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

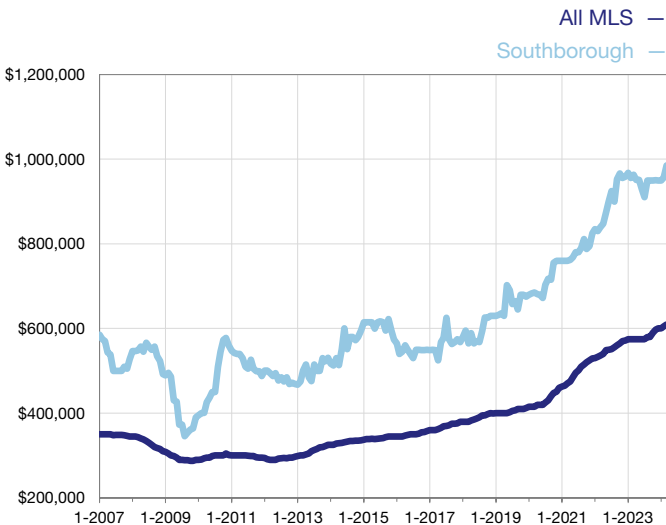
Condominium Properties

Key Metrics	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	2	2	0.0%	5	6	+ 20.0%
Closed Sales	2	0	- 100.0%	5	5	0.0%
Median Sales Price*	\$740,125	\$0	- 100.0%	\$525,250	\$599,000	+ 14.0%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.7	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	9	0	- 100.0%	15	25	+ 66.7%
Percent of Original List Price Received*	100.3%	0.0%	- 100.0%	100.4%	104.0%	+ 3.6%
New Listings	1	1	0.0%	6	4	- 33.3%

* 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

