

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Southborough

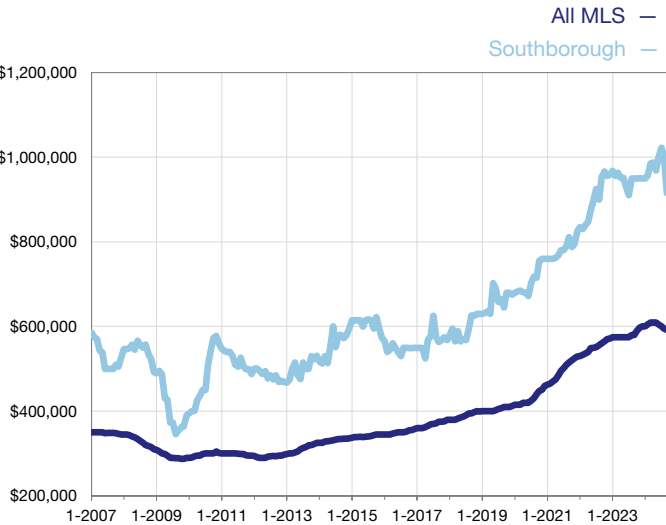
Single-Family Properties				September			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				7	4	- 42.9%	79	61	- 22.8%
Closed Sales				9	7	- 22.2%	80	70	- 12.5%
Median Sales Price*				\$1,421,500	\$920,000	- 35.3%	\$965,000	\$1,049,500	+ 8.8%
Inventory of Homes for Sale				16	12	- 25.0%	--	--	--
Months Supply of Inventory				1.9	1.7	- 10.5%	--	--	--
Cumulative Days on Market Until Sale				18	38	+ 111.1%	29	44	+ 51.7%
Percent of Original List Price Received*				100.6%	97.4%	- 3.2%	100.5%	98.4%	- 2.1%
New Listings				8	6	- 25.0%	91	71	- 22.0%

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

Condominium Properties				September			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				0	0	--	6	6	0.0%
Closed Sales				0	0	--	7	8	+ 14.3%
Median Sales Price*				\$0	\$0	--	\$525,250	\$639,500	+ 21.8%
Inventory of Homes for Sale				1	1	0.0%	--	--	--
Months Supply of Inventory				0.7	0.6	- 14.3%	--	--	--
Cumulative Days on Market Until Sale				0	0	--	18	23	+ 27.8%
Percent of Original List Price Received*				0.0%	0.0%	--	100.1%	102.5%	+ 2.4%
New Listings				1	0	- 100.0%	7	5	- 28.6%

* 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

