

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Southborough

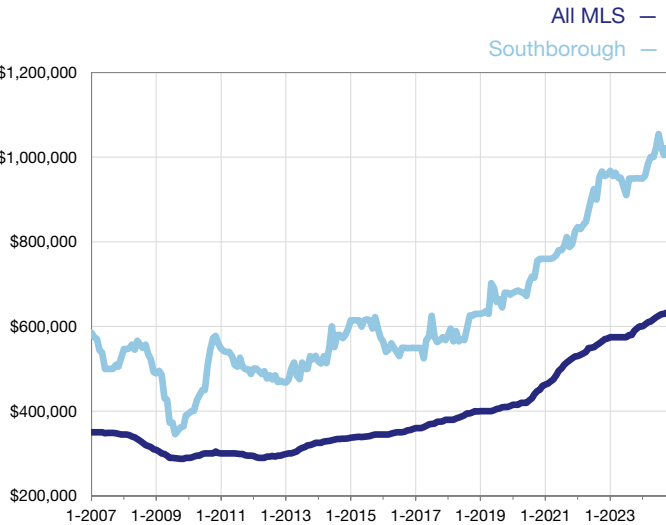
Single-Family Properties				October			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				7	9	+ 28.6%	86	68	- 20.9%
Closed Sales				6	4	- 33.3%	86	74	- 14.0%
Median Sales Price*				\$597,950	\$717,500	+ 20.0%	\$950,000	\$1,039,500	+ 9.4%
Inventory of Homes for Sale				20	11	- 45.0%	--	--	--
Months Supply of Inventory				2.4	1.6	- 33.3%	--	--	--
Cumulative Days on Market Until Sale				21	22	+ 4.8%	28	43	+ 53.6%
Percent of Original List Price Received*				102.0%	101.7%	- 0.3%	100.6%	98.6%	- 2.0%
New Listings				13	9	- 30.8%	104	80	- 23.1%

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

Condominium Properties				October			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				3	2	- 33.3%	9	8	- 11.1%
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	0	- 100.0%	--	--	--
Months Supply of Inventory				0.7	0.0	- 100.0%	--	--	--
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				3	1	- 66.7%	10	6	- 40.0%

* 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

