

Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Southborough

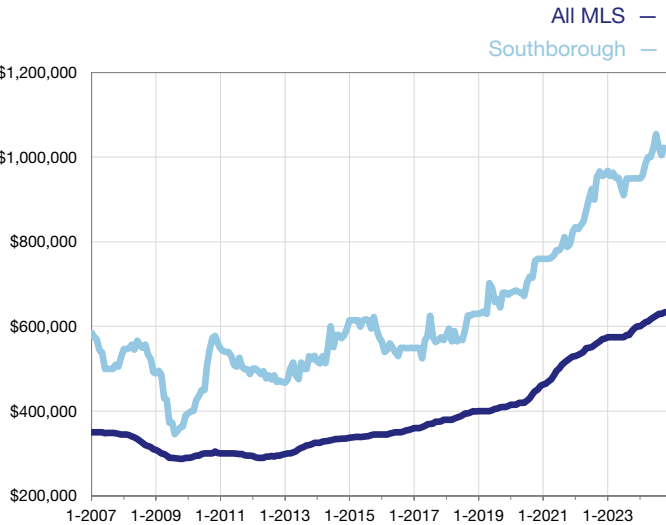
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	8	8	0.0%	94	75	- 20.2%
Closed Sales	5	5	0.0%	91	79	- 13.2%
Median Sales Price*	\$1,320,000	\$826,000	- 37.4%	\$950,000	\$1,020,000	+ 7.4%
Inventory of Homes for Sale	17	5	- 70.6%	--	--	--
Months Supply of Inventory	2.0	0.7	- 65.0%	--	--	--
Cumulative Days on Market Until Sale	15	54	+ 260.0%	27	43	+ 59.3%
Percent of Original List Price Received*	100.0%	94.5%	- 5.5%	100.6%	98.3%	- 2.3%
New Listings	7	3	- 57.1%	111	83	- 25.2%

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

Condominium Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	0	- 100.0%	10	7	- 30.0%
Closed Sales	1	1	0.0%	8	9	+ 12.5%
Median Sales Price*	\$763,000	\$615,000	- 19.4%	\$630,125	\$615,000	- 2.4%
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	11	60	+ 445.5%	17	27	+ 58.8%
Percent of Original List Price Received*	97.2%	91.9%	- 5.5%	99.7%	101.3%	+ 1.6%
New Listings	1	0	- 100.0%	11	6	- 45.5%

* 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

