

Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Southborough

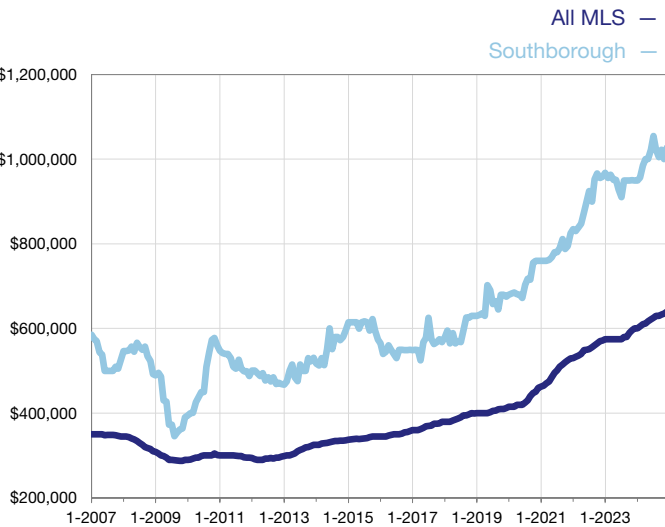
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	9	4	- 55.6%	103	79	- 23.3%
Closed Sales	7	9	+ 28.6%	98	88	- 10.2%
Median Sales Price*	\$803,000	\$1,125,000	+ 40.1%	\$950,000	\$1,027,500	+ 8.2%
Inventory of Homes for Sale	10	4	- 60.0%	--	--	--
Months Supply of Inventory	1.2	0.6	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	47	69	+ 46.8%	29	46	+ 58.6%
Percent of Original List Price Received*	92.6%	98.7%	+ 6.6%	100.0%	98.4%	- 1.6%
New Listings	4	2	- 50.0%	115	85	- 26.1%

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

Condominium Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	1	--	10	8	- 20.0%
Closed Sales	1	0	- 100.0%	9	9	0.0%
Median Sales Price*	\$800,742	\$0	- 100.0%	\$735,000	\$615,000	- 16.3%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	1.4	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	11	0	- 100.0%	16	27	+ 68.8%
Percent of Original List Price Received*	91.5%	0.0%	- 100.0%	98.8%	101.3%	+ 2.5%
New Listings	1	1	0.0%	12	7	- 41.7%

* 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

