

Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Southborough

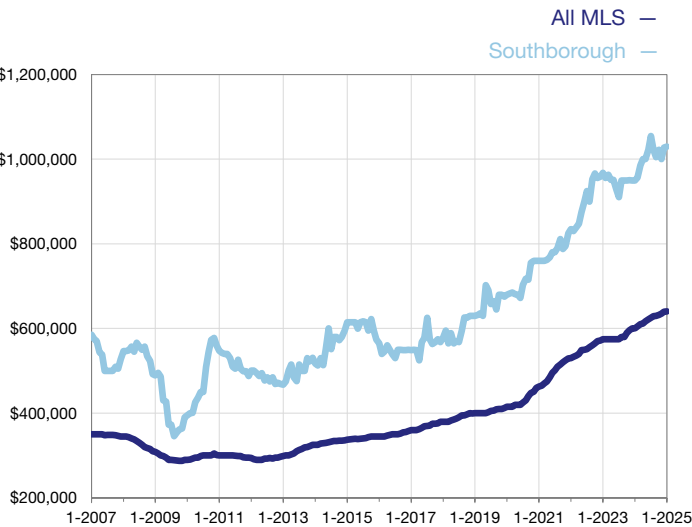
Single-Family Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	5	1	- 80.0%	5	1	- 80.0%
Closed Sales	10	5	- 50.0%	10	5	- 50.0%
Median Sales Price*	\$1,174,500	\$1,267,000	+ 7.9%	\$1,174,500	\$1,267,000	+ 7.9%
Inventory of Homes for Sale	11	4	- 63.6%	--	--	--
Months Supply of Inventory	1.2	0.6	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	59	32	- 45.8%	59	32	- 45.8%
Percent of Original List Price Received*	93.2%	98.7%	+ 5.9%	93.2%	98.7%	+ 5.9%
New Listings	6	2	- 66.7%	6	2	- 66.7%

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

Condominium Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	2	0	- 100.0%	2	0	- 100.0%
Closed Sales	3	1	- 66.7%	3	1	- 66.7%
Median Sales Price*	\$599,000	\$765,000	+ 27.7%	\$599,000	\$765,000	+ 27.7%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.7	0.7	0.0%	--	--	--
Cumulative Days on Market Until Sale	29	8	- 72.4%	29	8	- 72.4%
Percent of Original List Price Received*	104.0%	100.4%	- 3.5%	104.0%	100.4%	- 3.5%
New Listings	0	0	--	0	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

