

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Northborough

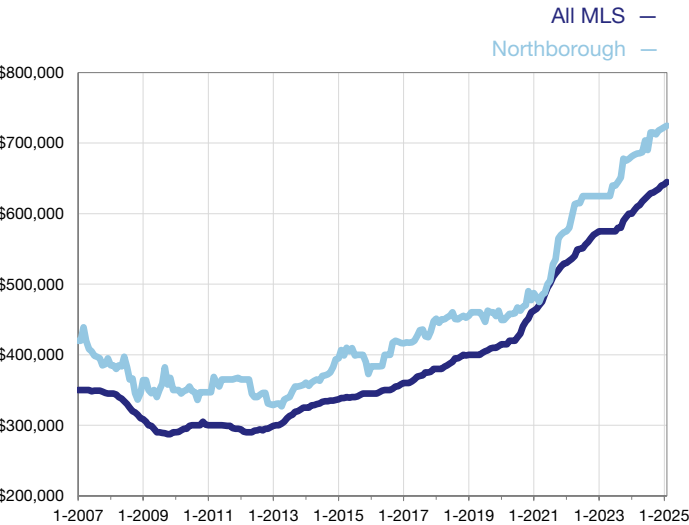
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	3	11	+ 266.7%	4	13	+ 225.0%
Closed Sales	1	4	+ 300.0%	9	11	+ 22.2%
Median Sales Price*	\$775,100	\$1,217,500	+ 57.1%	\$630,000	\$750,000	+ 19.0%
Inventory of Homes for Sale	12	9	- 25.0%	--	--	--
Months Supply of Inventory	1.5	0.9	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	62	72	+ 16.1%	44	58	+ 31.8%
Percent of Original List Price Received*	92.3%	94.8%	+ 2.7%	96.0%	97.8%	+ 1.9%
New Listings	10	12	+ 20.0%	13	15	+ 15.4%

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

Condominium Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	1	4	+ 300.0%	1	6	+ 500.0%
Closed Sales	0	2	--	2	2	0.0%
Median Sales Price*	\$0	\$550,950	--	\$494,250	\$550,950	+ 11.5%
Inventory of Homes for Sale	0	3	--	--	--	--
Months Supply of Inventory	0.0	1.1	--	--	--	--
Cumulative Days on Market Until Sale	0	110	--	27	110	+ 307.4%
Percent of Original List Price Received*	0.0%	99.8%	--	97.1%	99.8%	+ 2.8%
New Listings	1	2	+ 100.0%	1	8	+ 700.0%

* 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

