

# Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Southborough

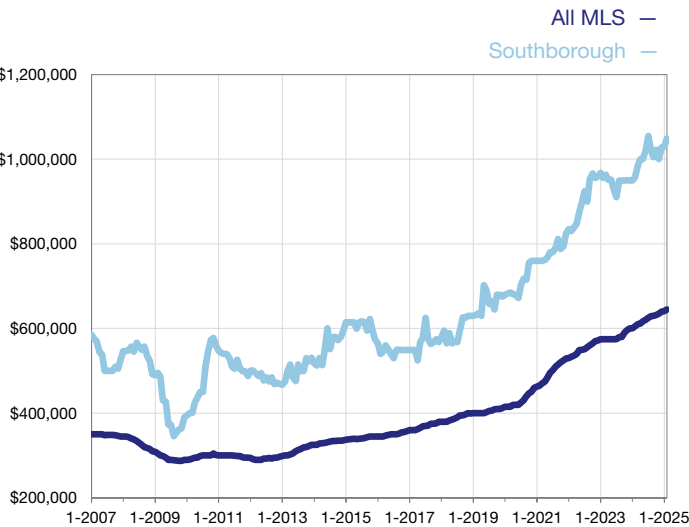
Single-Family Properties				February			Year to Date		
Key Metrics				2024	2025	+ / -	2024	2025	+ / -
Pending Sales				9	2	- 77.8%	14	3	- 78.6%
Closed Sales				4	2	- 50.0%	14	7	- 50.0%
Median Sales Price*				\$775,000	\$1,260,000	+ 62.6%	\$1,060,000	\$1,267,000	+ 19.5%
Inventory of Homes for Sale				9	5	- 44.4%	--	--	--
Months Supply of Inventory				1.0	0.9	- 10.0%	--	--	--
Cumulative Days on Market Until Sale				53	102	+ 92.5%	57	52	- 8.8%
Percent of Original List Price Received*				94.1%	88.5%	- 6.0%	93.5%	95.8%	+ 2.5%
New Listings				7	4	- 42.9%	13	6	- 53.8%

\* 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		
Key Metrics				2024	2025	+ / -	2024	2025	+ / -
Pending Sales				1	2	+ 100.0%	3	2	- 33.3%
Closed Sales				1	0	- 100.0%	4	1	- 75.0%
Median Sales Price*				\$799,000	\$0	- 100.0%	\$652,000	\$765,000	+ 17.3%
Inventory of Homes for Sale				0	1	--	--	--	--
Months Supply of Inventory				0.0	0.7	--	--	--	--
Cumulative Days on Market Until Sale				34	0	- 100.0%	30	8	- 73.3%
Percent of Original List Price Received*				100.0%	0.0%	- 100.0%	103.0%	100.4%	- 2.5%
New Listings				1	3	+ 200.0%	1	3	+ 200.0%

\* 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

