

Southborough

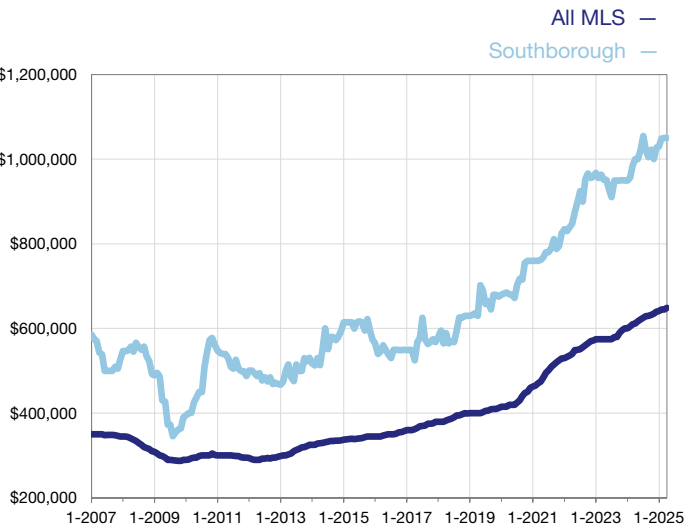
Single-Family Properties				April			Year to Date		
Key Metrics				2024	2025	+ / -	2024	2025	+ / -
Pending Sales				7	12	+ 71.4%	29	20	- 31.0%
Closed Sales				6	5	- 16.7%	27	13	- 51.9%
Median Sales Price*				\$1,107,500	\$1,100,000	- 0.7%	\$1,049,000	\$1,267,000	+ 20.8%
Inventory of Homes for Sale				9	14	+ 55.6%	--	--	--
Months Supply of Inventory				1.0	2.4	+ 140.0%	--	--	--
Cumulative Days on Market Until Sale				16	20	+ 25.0%	46	37	- 19.6%
Percent of Original List Price Received*				106.4%	101.6%	- 4.5%	97.3%	99.1%	+ 1.8%
New Listings				8	17	+ 112.5%	29	33	+ 13.8%

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

Condominium Properties				April			Year to Date		
Key Metrics				2024	2025	+ / -	2024	2025	+ / -
Pending Sales				0	1	--	3	4	+ 33.3%
Closed Sales				0	1	--	5	3	- 40.0%
Median Sales Price*				\$0	\$518,000	--	\$599,000	\$765,000	+ 27.7%
Inventory of Homes for Sale				0	4	--	--	--	--
Months Supply of Inventory				0.0	3.1	--	--	--	--
Cumulative Days on Market Until Sale				0	5	--	25	9	- 64.0%
Percent of Original List Price Received*				0.0%	109.1%	--	104.0%	104.4%	+ 0.4%
New Listings				0	4	--	1	9	+ 800.0%

* 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

