

Southborough

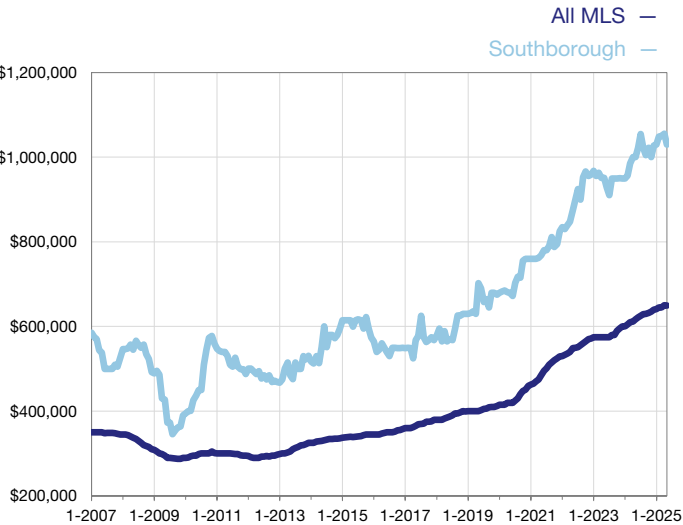
Single-Family Properties				Year to Date		
Key Metrics	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	3	17	+ 466.7%	32	36	+ 12.5%
Closed Sales	10	9	- 10.0%	37	22	- 40.5%
Median Sales Price*	\$1,240,000	\$912,000	- 26.5%	\$1,100,000	\$1,200,000	+ 9.1%
Inventory of Homes for Sale	16	14	- 12.5%	--	--	--
Months Supply of Inventory	2.1	2.0	- 4.8%	--	--	--
Cumulative Days on Market Until Sale	46	22	- 52.2%	46	31	- 32.6%
Percent of Original List Price Received*	101.8%	100.7%	- 1.1%	98.5%	99.7%	+ 1.2%
New Listings	10	20	+ 100.0%	39	51	+ 30.8%

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

Condominium Properties				Year to Date		
Key Metrics	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	1	4	+ 300.0%	4	8	+ 100.0%
Closed Sales	0	3	--	5	6	+ 20.0%
Median Sales Price*	\$0	\$630,000	--	\$599,000	\$697,500	+ 16.4%
Inventory of Homes for Sale	1	3	+ 200.0%	--	--	--
Months Supply of Inventory	0.6	1.8	+ 200.0%	--	--	--
Cumulative Days on Market Until Sale	0	18	--	25	13	- 48.0%
Percent of Original List Price Received*	0.0%	103.1%	--	104.0%	103.8%	- 0.2%
New Listings	2	3	+ 50.0%	3	12	+ 300.0%

* 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

