

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Northborough

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	9	9	0.0%	106	124	+ 17.0%
Closed Sales	14	10	- 28.6%	107	117	+ 9.3%
Median Sales Price*	\$702,250	\$693,500	- 1.2%	\$720,000	\$765,000	+ 6.3%
Inventory of Homes for Sale	15	12	- 20.0%	--	--	--
Months Supply of Inventory	1.7	1.2	- 29.4%	--	--	--
Cumulative Days on Market Until Sale	43	49	+ 14.0%	29	44	+ 51.7%
Percent of Original List Price Received*	98.6%	97.9%	- 0.7%	100.8%	98.7%	- 2.1%
New Listings	6	3	- 50.0%	132	151	+ 14.4%

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

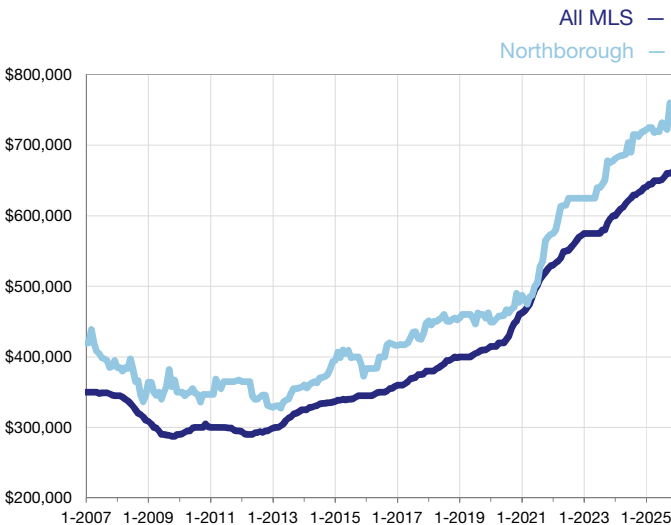
Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	1	1	0.0%	25	34	+ 36.0%
Closed Sales	2	4	+ 100.0%	27	33	+ 22.2%
Median Sales Price*	\$552,500	\$367,450	- 33.5%	\$440,000	\$452,000	+ 2.7%
Inventory of Homes for Sale	2	4	+ 100.0%	--	--	--
Months Supply of Inventory	0.8	1.4	+ 75.0%	--	--	--
Cumulative Days on Market Until Sale	86	49	- 43.0%	27	32	+ 18.5%
Percent of Original List Price Received*	86.4%	98.7%	+ 14.2%	99.9%	99.7%	- 0.2%
New Listings	2	0	- 100.0%	29	44	+ 51.7%

* 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

