

# Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Southborough

### Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	4	6	+ 50.0%	79	85	+ 7.6%
Closed Sales	9	7	- 22.2%	88	82	- 6.8%
Median Sales Price*	\$1,125,000	\$600,000	- 46.7%	\$1,027,500	\$997,500	- 2.9%
Inventory of Homes for Sale	4	9	+ 125.0%	--	--	--
Months Supply of Inventory	0.6	1.3	+ 116.7%	--	--	--
Cumulative Days on Market Until Sale	69	33	- 52.2%	46	31	- 32.6%
Percent of Original List Price Received*	98.7%	96.1%	- 2.6%	98.4%	98.7%	+ 0.3%
New Listings	2	5	+ 150.0%	84	108	+ 28.6%

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

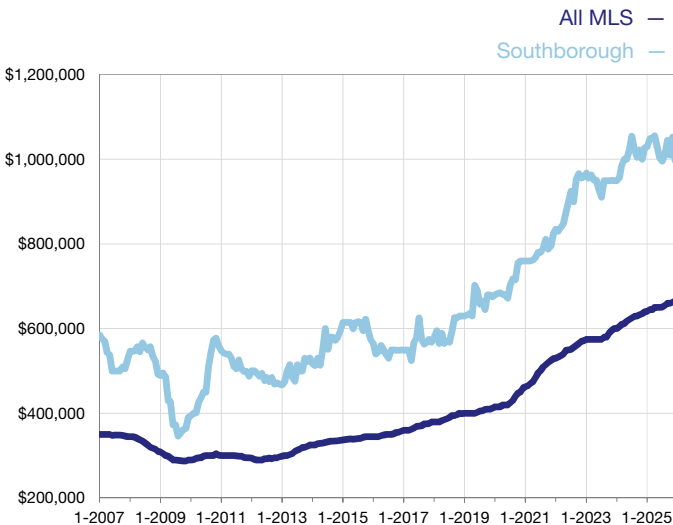
### Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	1	1	0.0%	8	16	+ 100.0%
Closed Sales	0	3	--	9	16	+ 77.8%
Median Sales Price*	\$0	\$550,000	--	\$615,000	\$630,000	+ 2.4%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.8	0.6	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	0	39	--	27	33	+ 22.2%
Percent of Original List Price Received*	0.0%	97.3%	--	101.3%	99.5%	- 1.8%
New Listings	1	0	- 100.0%	7	19	+ 171.4%

\* 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

