

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Northborough

Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	9	3	- 66.7%	12	8	- 33.3%
Closed Sales	4	5	+ 25.0%	11	13	+ 18.2%
Median Sales Price*	\$1,217,500	\$675,000	- 44.6%	\$750,000	\$680,000	- 9.3%
Inventory of Homes for Sale	12	12	0.0%	--	--	--
Months Supply of Inventory	1.3	1.2	- 7.7%	--	--	--
Cumulative Days on Market Until Sale	72	130	+ 80.6%	58	85	+ 46.6%
Percent of Original List Price Received*	94.8%	95.5%	+ 0.7%	97.8%	95.3%	- 2.6%
New Listings	12	6	- 50.0%	15	11	- 26.7%

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

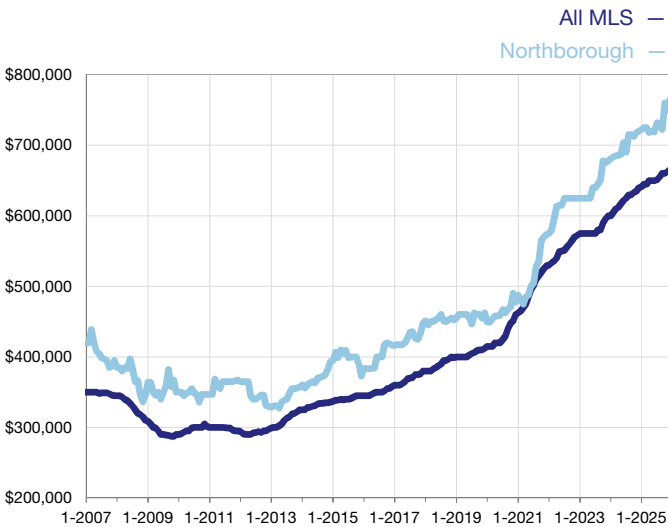
Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	3	6	+ 100.0%	6	7	+ 16.7%
Closed Sales	2	3	+ 50.0%	2	4	+ 100.0%
Median Sales Price*	\$550,950	\$470,000	- 14.7%	\$550,950	\$457,500	- 17.0%
Inventory of Homes for Sale	3	5	+ 66.7%	--	--	--
Months Supply of Inventory	1.1	1.7	+ 54.5%	--	--	--
Cumulative Days on Market Until Sale	110	40	- 63.6%	110	32	- 70.9%
Percent of Original List Price Received*	99.8%	93.3%	- 6.5%	99.8%	94.7%	- 5.1%
New Listings	2	4	+ 100.0%	8	10	+ 25.0%

* 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

