

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Southborough

Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	2	2	0.0%	3	6	+ 100.0%
Closed Sales	2	5	+ 150.0%	7	10	+ 42.9%
Median Sales Price*	\$1,260,000	\$790,000	- 37.3%	\$1,267,000	\$930,000	- 26.6%
Inventory of Homes for Sale	4	9	+ 125.0%	--	--	--
Months Supply of Inventory	0.7	1.2	+ 71.4%	--	--	--
Cumulative Days on Market Until Sale	102	102	0.0%	52	83	+ 59.6%
Percent of Original List Price Received*	88.5%	94.5%	+ 6.8%	95.8%	95.7%	- 0.1%
New Listings	4	6	+ 50.0%	6	11	+ 83.3%

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

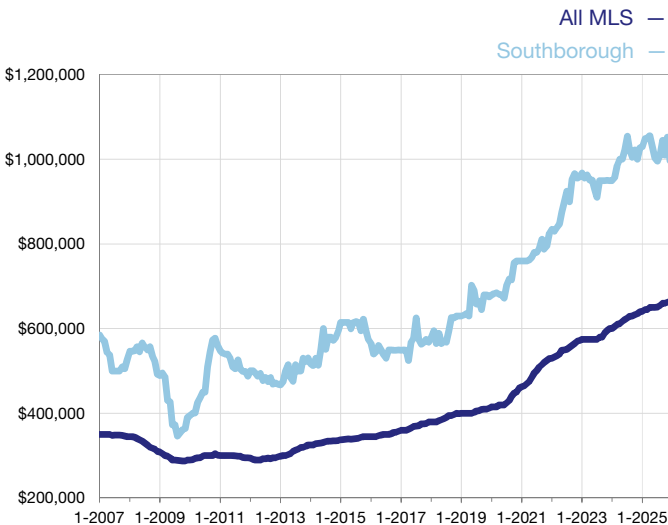
Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	2	0	- 100.0%	2	0	- 100.0%
Closed Sales	0	0	--	1	1	0.0%
Median Sales Price*	\$0	\$0	--	\$765,000	\$785,000	+ 2.6%
Inventory of Homes for Sale	1	3	+ 200.0%	--	--	--
Months Supply of Inventory	0.7	1.7	+ 142.9%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	8	49	+ 512.5%
Percent of Original List Price Received*	0.0%	0.0%	--	100.4%	95.8%	- 4.6%
New Listings	3	0	- 100.0%	3	4	+ 33.3%

* 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

