

Local Market Update – March 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Northborough

Single-Family Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	12	11	- 8.3%	24	18	- 25.0%
Closed Sales	5	6	+ 20.0%	16	19	+ 18.8%
Median Sales Price*	\$700,000	\$835,000	+ 19.3%	\$716,000	\$755,000	+ 5.4%
Inventory of Homes for Sale	19	15	- 21.1%	--	--	--
Months Supply of Inventory	2.0	1.5	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	40	62	+ 55.0%	52	78	+ 50.0%
Percent of Original List Price Received*	98.5%	99.2%	+ 0.7%	98.0%	96.6%	- 1.4%
New Listings	19	15	- 21.1%	34	26	- 23.5%

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

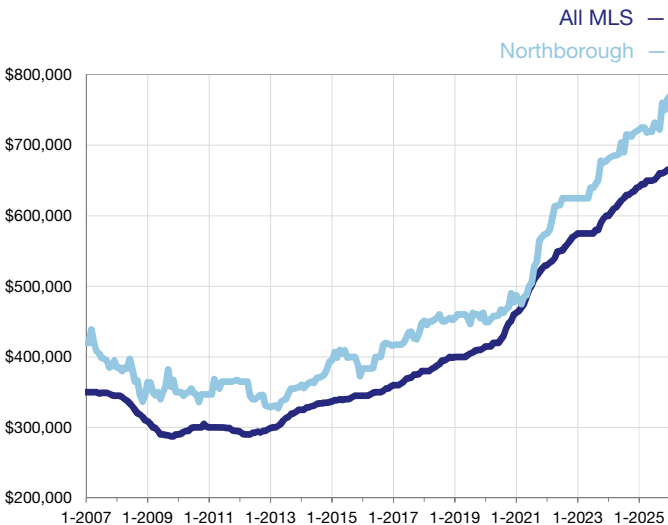
Condominium Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	5	4	- 20.0%	11	10	- 9.1%
Closed Sales	3	5	+ 66.7%	5	9	+ 80.0%
Median Sales Price*	\$470,000	\$810,000	+ 72.3%	\$549,900	\$475,000	- 13.6%
Inventory of Homes for Sale	2	6	+ 200.0%	--	--	--
Months Supply of Inventory	0.7	2.2	+ 214.3%	--	--	--
Cumulative Days on Market Until Sale	28	65	+ 132.1%	61	50	- 18.0%
Percent of Original List Price Received*	101.6%	102.4%	+ 0.8%	100.9%	99.0%	- 1.9%
New Listings	4	5	+ 25.0%	12	14	+ 16.7%

* 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

