

Local Market Update – March 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Southborough

Single-Family Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	5	9	+ 80.0%	8	15	+ 87.5%
Closed Sales	1	0	- 100.0%	8	10	+ 25.0%
Median Sales Price*	\$1,425,000	\$0	- 100.0%	\$1,268,500	\$930,000	- 26.7%
Inventory of Homes for Sale	9	18	+ 100.0%	--	--	--
Months Supply of Inventory	1.7	2.4	+ 41.2%	--	--	--
Cumulative Days on Market Until Sale	12	0	- 100.0%	47	83	+ 76.6%
Percent of Original List Price Received*	109.7%	0.0%	- 100.0%	97.5%	95.7%	- 1.8%
New Listings	10	17	+ 70.0%	16	28	+ 75.0%

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

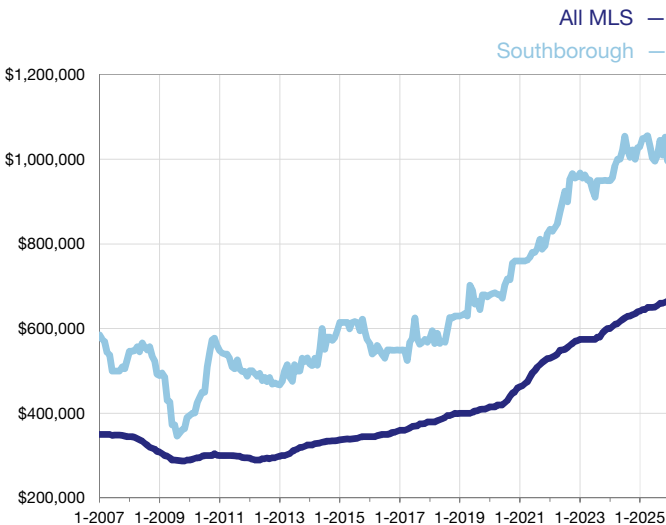
Condominium Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	1	1	0.0%	3	1	- 66.7%
Closed Sales	1	0	- 100.0%	2	1	- 50.0%
Median Sales Price*	\$850,000	\$0	- 100.0%	\$807,500	\$785,000	- 2.8%
Inventory of Homes for Sale	2	4	+ 100.0%	--	--	--
Months Supply of Inventory	1.5	2.3	+ 53.3%	--	--	--
Cumulative Days on Market Until Sale	13	0	- 100.0%	11	49	+ 345.5%
Percent of Original List Price Received*	103.8%	0.0%	- 100.0%	102.1%	95.8%	- 6.2%
New Listings	2	2	0.0%	5	6	+ 20.0%

* 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

