

Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Northborough

Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	21	19	- 9.5%	45	33	- 26.7%
Closed Sales	12	5	- 58.3%	28	24	- 14.3%
Median Sales Price*	\$692,500	\$711,000	+ 2.7%	\$700,000	\$740,500	+ 5.8%
Inventory of Homes for Sale	19	23	+ 21.1%	--	--	--
Months Supply of Inventory	1.8	2.5	+ 38.9%	--	--	--
Cumulative Days on Market Until Sale	18	13	- 27.8%	38	65	+ 71.1%
Percent of Original List Price Received*	100.4%	103.7%	+ 3.3%	99.0%	98.0%	- 1.0%
New Listings	23	27	+ 17.4%	57	50	- 12.3%

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

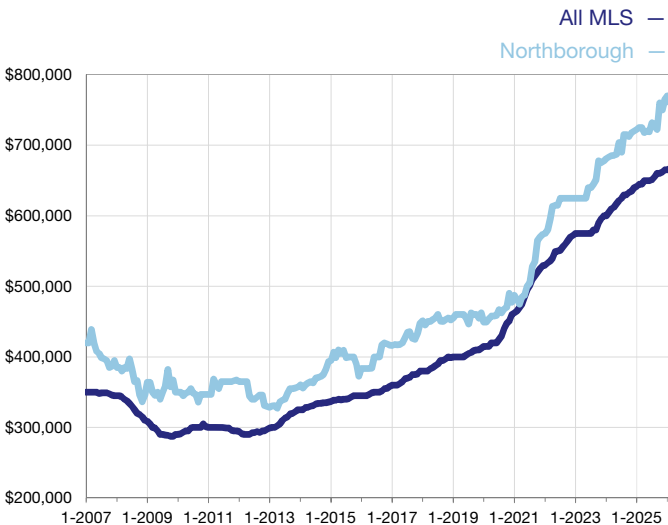
Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	1	2	+ 100.0%	12	12	0.0%
Closed Sales	5	4	- 20.0%	10	13	+ 30.0%
Median Sales Price*	\$493,575	\$555,500	+ 12.5%	\$504,288	\$475,000	- 5.8%
Inventory of Homes for Sale	3	7	+ 133.3%	--	--	--
Months Supply of Inventory	1.1	2.5	+ 127.3%	--	--	--
Cumulative Days on Market Until Sale	27	28	+ 3.7%	44	43	- 2.3%
Percent of Original List Price Received*	98.6%	99.2%	+ 0.6%	99.7%	99.0%	- 0.7%
New Listings	2	4	+ 100.0%	14	19	+ 35.7%

* 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

