

Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Southborough

Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	11	11	0.0%	19	24	+ 26.3%
Closed Sales	5	11	+ 120.0%	13	21	+ 61.5%
Median Sales Price*	\$1,100,000	\$795,000	- 27.7%	\$1,267,000	\$810,000	- 36.1%
Inventory of Homes for Sale	13	25	+ 92.3%	--	--	--
Months Supply of Inventory	2.3	3.4	+ 47.8%	--	--	--
Cumulative Days on Market Until Sale	20	30	+ 50.0%	37	55	+ 48.6%
Percent of Original List Price Received*	101.6%	102.4%	+ 0.8%	99.1%	99.2%	+ 0.1%
New Listings	15	17	+ 13.3%	31	45	+ 45.2%

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

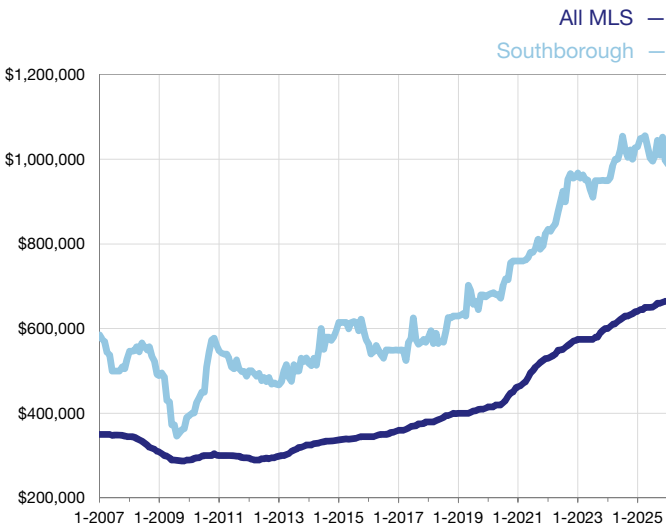
Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	1	2	+ 100.0%	4	2	- 50.0%
Closed Sales	1	0	- 100.0%	3	1	- 66.7%
Median Sales Price*	\$518,000	\$0	- 100.0%	\$765,000	\$785,000	+ 2.6%
Inventory of Homes for Sale	4	5	+ 25.0%	--	--	--
Months Supply of Inventory	3.1	2.5	- 19.4%	--	--	--
Cumulative Days on Market Until Sale	5	0	- 100.0%	9	49	+ 444.4%
Percent of Original List Price Received*	109.1%	0.0%	- 100.0%	104.4%	95.8%	- 8.2%
New Listings	4	3	- 25.0%	9	9	0.0%

* 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

