

Southborough

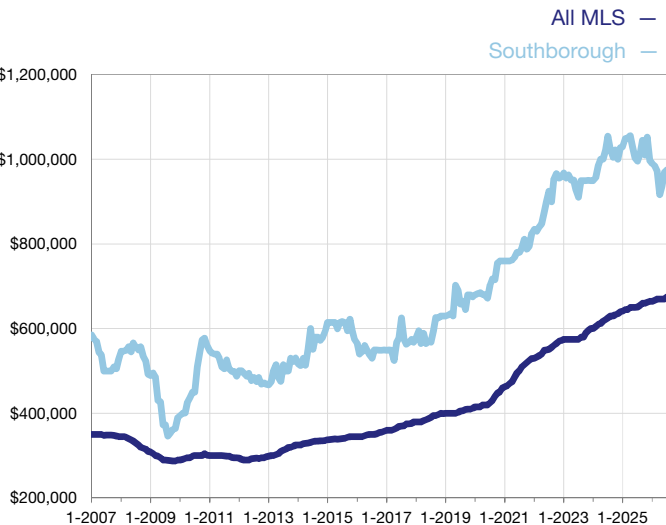
Single-Family Properties				Year to Date		
Key Metrics	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	6	8	+ 33.3%	51	49	- 3.9%
Closed Sales	12	9	- 25.0%	48	43	- 10.4%
Median Sales Price*	\$960,000	\$975,000	+ 1.6%	\$1,000,000	\$975,000	- 2.5%
Inventory of Homes for Sale	17	27	+ 58.8%	--	--	--
Months Supply of Inventory	2.6	4.0	+ 53.8%	--	--	--
Cumulative Days on Market Until Sale	28	45	+ 60.7%	28	46	+ 64.3%
Percent of Original List Price Received*	99.8%	95.4%	- 4.4%	99.8%	99.2%	- 0.6%
New Listings	6	13	+ 116.7%	71	81	+ 14.1%

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

Condominium Properties				Year to Date		
Key Metrics	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	3	3	0.0%	12	10	- 16.7%
Closed Sales	1	3	+ 200.0%	9	7	- 22.2%
Median Sales Price*	\$825,000	\$640,000	- 22.4%	\$755,000	\$785,000	+ 4.0%
Inventory of Homes for Sale	0	6	--	--	--	--
Months Supply of Inventory	0.0	3.0	--	--	--	--
Cumulative Days on Market Until Sale	46	20	- 56.5%	18	47	+ 161.1%
Percent of Original List Price Received*	89.7%	99.5%	+ 10.9%	101.9%	98.6%	- 3.2%
New Listings	0	1	--	13	17	+ 30.8%

* 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

