

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Northborough

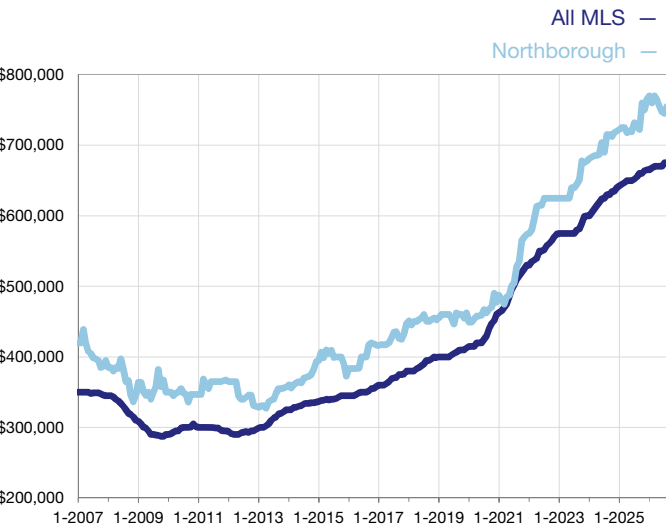
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	6	15	+ 150.0%	81	94	+ 16.0%
Closed Sales	8	20	+ 150.0%	79	89	+ 12.7%
Median Sales Price*	\$678,250	\$812,500	+ 19.8%	\$777,000	\$765,000	- 1.5%
Inventory of Homes for Sale	32	26	- 18.8%	--	--	--
Months Supply of Inventory	3.2	2.3	- 28.1%	--	--	--
Cumulative Days on Market Until Sale	21	34	+ 61.9%	36	39	+ 8.3%
Percent of Original List Price Received*	99.3%	97.4%	- 1.9%	99.6%	99.4%	- 0.2%
New Listings	12	12	0.0%	113	122	+ 8.0%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	1	4	+ 300.0%	23	30	+ 30.4%
Closed Sales	1	8	+ 700.0%	22	29	+ 31.8%
Median Sales Price*	\$545,000	\$473,000	- 13.2%	\$473,000	\$498,000	+ 5.3%
Inventory of Homes for Sale	6	7	+ 16.7%	--	--	--
Months Supply of Inventory	2.2	1.9	- 13.6%	--	--	--
Cumulative Days on Market Until Sale	18	27	+ 50.0%	32	38	+ 18.8%
Percent of Original List Price Received*	100.9%	100.0%	- 0.9%	99.5%	98.8%	- 0.7%
New Listings	2	1	- 50.0%	30	41	+ 36.7%

* 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

