

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Southborough

Single-Family Properties

Key Metrics	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	11	11	0.0%	62	57	- 8.1%
Closed Sales	10	14	+ 40.0%	58	57	- 1.7%
Median Sales Price*	\$1,227,500	\$968,000	- 21.1%	\$1,052,500	\$975,000	- 7.4%
Inventory of Homes for Sale	16	22	+ 37.5%	--	--	--
Months Supply of Inventory	2.3	3.3	+ 43.5%	--	--	--
Cumulative Days on Market Until Sale	40	29	- 27.5%	30	42	+ 40.0%
Percent of Original List Price Received*	95.3%	98.7%	+ 3.6%	99.0%	99.1%	+ 0.1%
New Listings	10	8	- 20.0%	81	88	+ 8.6%

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

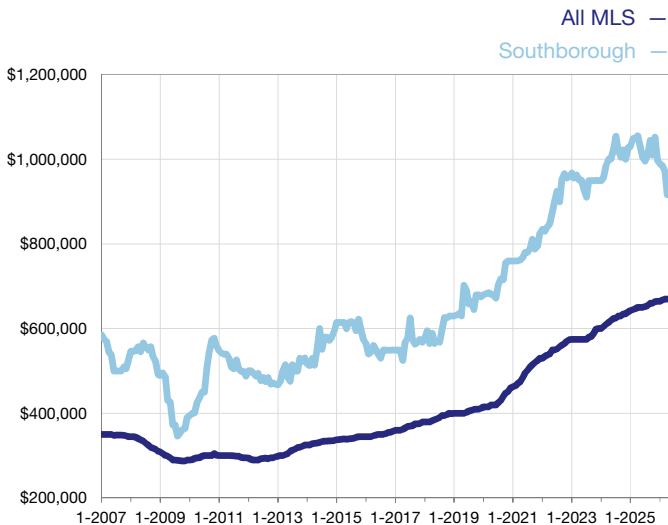
Condominium Properties

Key Metrics	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	0	2	--	12	11	- 8.3%
Closed Sales	3	1	- 66.7%	12	8	- 33.3%
Median Sales Price*	\$501,000	\$207,363	- 58.6%	\$640,000	\$720,500	+ 12.6%
Inventory of Homes for Sale	0	8	--	--	--	--
Months Supply of Inventory	0.0	4.3	--	--	--	--
Cumulative Days on Market Until Sale	77	61	- 20.8%	33	49	+ 48.5%
Percent of Original List Price Received*	94.1%	100.0%	+ 6.3%	99.9%	98.8%	- 1.1%
New Listings	0	3	--	13	20	+ 53.8%

* 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

