

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Southborough

Single-Family Properties

Key Metrics	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	4	7	+ 75.0%	66	63	- 4.5%
Closed Sales	9	5	- 44.4%	67	62	- 7.5%
Median Sales Price*	\$1,085,000	\$1,015,000	- 6.5%	\$1,055,000	\$975,500	- 7.5%
Inventory of Homes for Sale	23	27	+ 17.4%	--	--	--
Months Supply of Inventory	3.2	4.0	+ 25.0%	--	--	--
Cumulative Days on Market Until Sale	39	40	+ 2.6%	31	42	+ 35.5%
Percent of Original List Price Received*	96.5%	98.1%	+ 1.7%	98.7%	99.0%	+ 0.3%
New Listings	12	11	- 8.3%	93	100	+ 7.5%

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

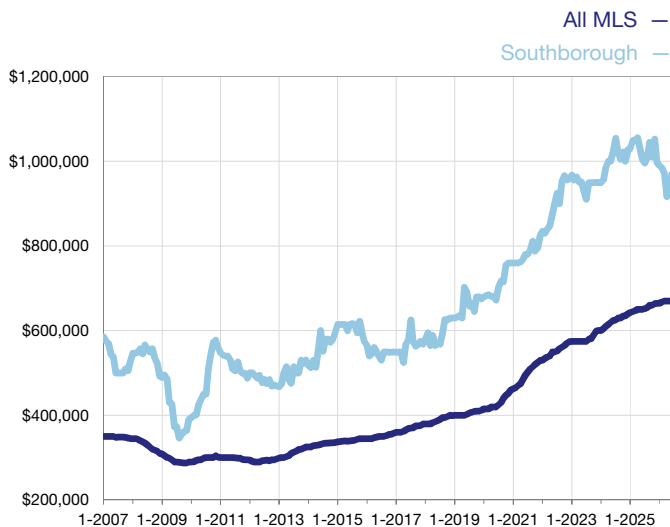
Condominium Properties

Key Metrics	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	0	3	--	12	14	+ 16.7%
Closed Sales	1	2	+ 100.0%	13	10	- 23.1%
Median Sales Price*	\$630,000	\$560,000	- 11.1%	\$630,000	\$700,500	+ 11.2%
Inventory of Homes for Sale	2	8	+ 300.0%	--	--	--
Months Supply of Inventory	1.1	4.0	+ 263.6%	--	--	--
Cumulative Days on Market Until Sale	17	61	+ 258.8%	32	51	+ 59.4%
Percent of Original List Price Received*	100.8%	85.9%	- 14.8%	100.0%	96.2%	- 3.8%
New Listings	2	3	+ 50.0%	15	23	+ 53.3%

* 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

