Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Northborough

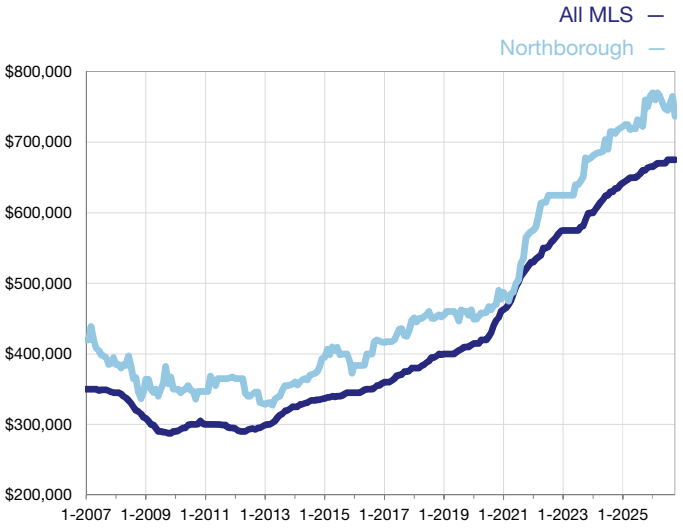
Single-Family Properties	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	12	**14**	+ 16.7%	102	**114**	+ 11.8%
Closed Sales	10	**14**	+ 40.0%	99	**113**	+ 14.1%
Median Sales Price*	$970,000	**$623,250**	- 35.7%	$785,000	**$745,000**	- 5.1%
Inventory of Homes for Sale	29	**33**	+ 13.8%	--	--	--
Months Supply of Inventory	2.9	**2.9**	0.0%	--	--	--
Cumulative Days on Market Until Sale	127	**41**	- 67.7%	45	**42**	- 6.7%
Percent of Original List Price Received*	93.1%	**95.6%**	+ 2.7%	98.8%	**98.5%**	- 0.3%
New Listings	14	**20**	+ 42.9%	140	**155**	+ 10.7%

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

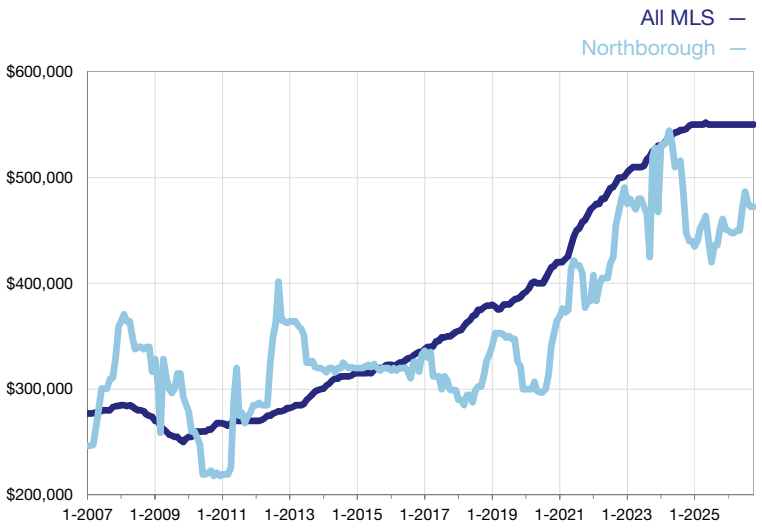
Condominium Properties	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	2	**2**	0.0%	29	**35**	+ 20.7%
Closed Sales	3	**3**	0.0%	27	**35**	+ 29.6%
Median Sales Price*	$450,000	**$275,000**	- 38.9%	$452,000	**$475,000**	+ 5.1%
Inventory of Homes for Sale	8	**2**	- 75.0%	--	--	--
Months Supply of Inventory	3.1	**0.6**	- 80.6%	--	--	--
Cumulative Days on Market Until Sale	15	**55**	+ 266.7%	30	**45**	+ 50.0%
Percent of Original List Price Received*	99.4%	**100.0%**	+ 0.6%	99.4%	**98.1%**	- 1.3%
New Listings	3	**2**	- 33.3%	40	**45**	+ 12.5%

* 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



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