Local Market Update – October 2026

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

Southborough

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	6	**8**	+ 33.3%	72	**70**	- 2.8%
Closed Sales	4	**7**	+ 75.0%	71	**69**	- 2.8%
Median Sales Price*	$726,944	**$866,000**	+ 19.1%	$1,045,000	**$975,000**	- 6.7%
Inventory of Homes for Sale	24	**22**	- 8.3%	--	--	--
Months Supply of Inventory	3.4	**3.2**	- 5.9%	--	--	--
Cumulative Days on Market Until Sale	28	**83**	+ 196.4%	31	**46**	+ 48.4%
Percent of Original List Price Received*	98.7%	**95.3%**	- 3.4%	98.7%	**98.6%**	- 0.1%
New Listings	10	**8**	- 20.0%	103	**108**	+ 4.9%

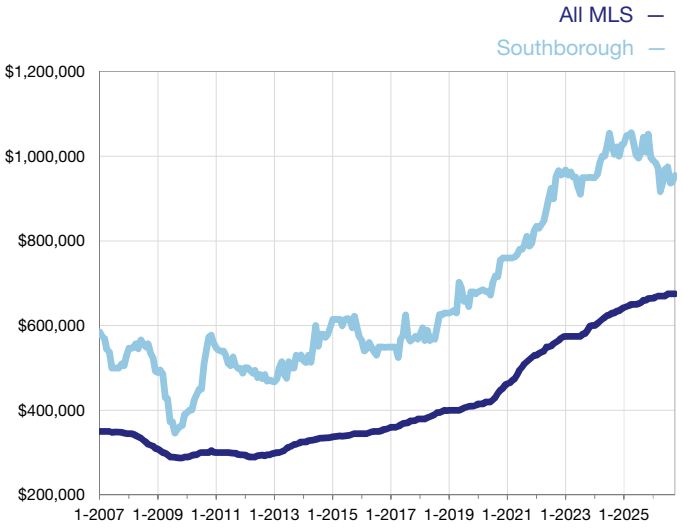
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

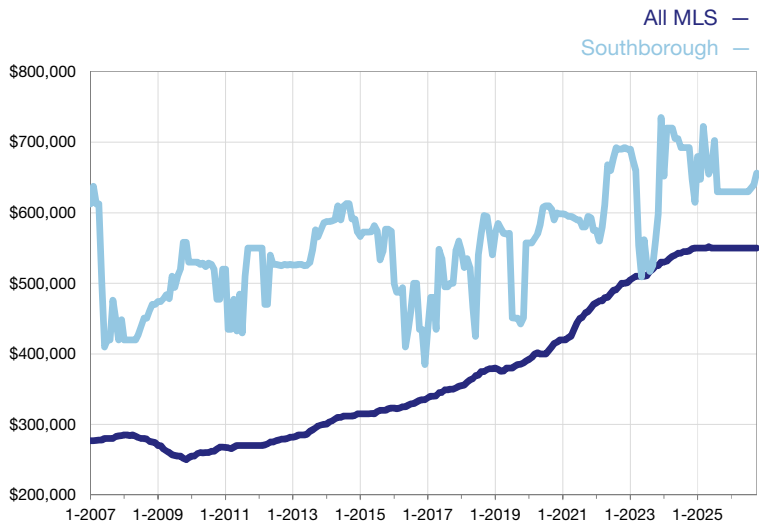
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	2	**2**	0.0%	14	**16**	+ 14.3%
Closed Sales	0	**4**	--	13	**14**	+ 7.7%
Median Sales Price*	$0	**$867,500**	--	$630,000	**$765,000**	+ 21.4%
Inventory of Homes for Sale	4	**9**	+ 125.0%	--	--	--
Months Supply of Inventory	2.1	**4.5**	+ 114.3%	--	--	--
Cumulative Days on Market Until Sale	0	**35**	--	32	**46**	+ 43.8%
Percent of Original List Price Received*	0.0%	**97.2%**	--	100.0%	**96.5%**	- 3.5%
New Listings	4	**4**	0.0%	19	**27**	+ 42.1%

* 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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