MWCRE Weekly Market Pulse

Week of **October 26 – 30, 2026**

WEEK IN REVIEW

250 Turnpike Road, Southborough

SOUTHBOROUGH · OFFICE SALE

A roughly 57,300 square foot office building, formerly leased to Honeywell, sold for $3.53 million. Marlborough-based Ferris Development bought the property from BLDG Management, a New York real estate firm.

Source: Worcester Business Journal

17 Brent Drive, Hudson

HUDSON · INDUSTRIAL SALE

A 22,500 square foot industrial building sold for $1.125 million. Blank Industrial Realty LLC purchased the property from Road Hole Realty LLC and plans to run a landscaping and snowplowing operation there.

Source: Worcester Business Journal

550 Cochituate Road, Framingham

FRAMINGHAM · INDUSTRIAL LEASE

FedEx signed a lease for 6,000 square feet at the Cochituate Road property.

Source: Worcester Business Journal

377 Simarano Drive, Marlborough

MARLBOROUGH · OFFICE LEASE

Power Home Remodeling Group leased 7,740 square feet of office space at the Simarano Drive property. Cushman & Wakefield arranged the deal.

Source: Worcester Business Journal

FINANCING & RATE CLIMATE

The Federal Reserve held its benchmark rate steady for a second straight meeting on October 28, keeping the federal funds target range at 3.75% to 4.00% on a 10-2 vote. Governors Lisa Cook and Beth Hammack dissented in favor of an immediate quarter-point increase. Longer-term borrowing costs have eased modestly from their mid-October highs: the 10-year Treasury yield closed at 4.92% on October 29, down from highs above 5.00% earlier in the month, and Freddie Mac's benchmark 30-year fixed mortgage rate ticked down to 7.24% in its most recent weekly survey.

BENCHMARK RATES AS OF LATE OCTOBER 2026



Fed funds and SOFR as of Oct. 28–29, 2026 (Federal Reserve; SOFR data); prime rate per major bank prime-rate postings; 10-year Treasury close via MarketWatch/MND as of Oct. 29, 2026; 30-year fixed mortgage per Freddie Mac PMMS weekly survey, Oct. 29, 2026.

MARKET OUTLOOK

With the Fed on hold for now, financing costs look likely to hold steady into the next policy meeting in December, though markets are pricing a meaningfully higher chance of a move by year end than a week ago. Cap rates across most property types remain broadly stable, with industrial and well-leased retail drawing the steadiest investor demand while office pricing stays the least settled. Locally, MetroWest's suburban office and industrial submarkets continue to see steady leasing and sale activity even as higher long-term rates weigh on overall transaction volume.