Marlborough

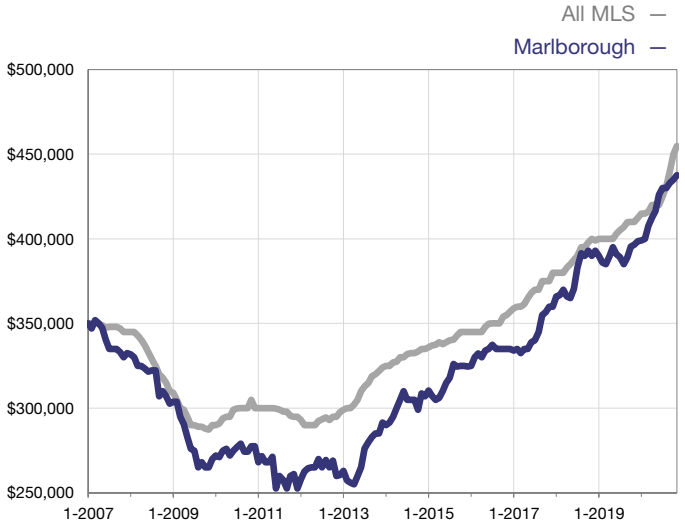
Single-Family Properties	November			Year to Date		
Key Metrics	**2019**	**2020**	**+ / –**	**2019**	**2020**	**+ / –**
Pending Sales	15	**22**	+ 46.7%	275	**239**	- 13.1%
Closed Sales	25	**29**	+ 16.0%	262	**221**	- 15.6%
Median Sales Price*	$377,500	**$407,500**	+ 7.9%	$397,800	**$438,100**	+ 10.1%
Inventory of Homes for Sale	36	**17**	- 52.8%	--	--	--
Months Supply of Inventory	1.6	**0.8**	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	48	**18**	- 62.5%	45	**31**	- 31.1%
Percent of Original List Price Received*	98.0%	**102.0%**	+ 4.1%	98.3%	**99.9%**	+ 1.6%
New Listings	17	**21**	+ 23.5%	327	**270**	- 17.4%

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

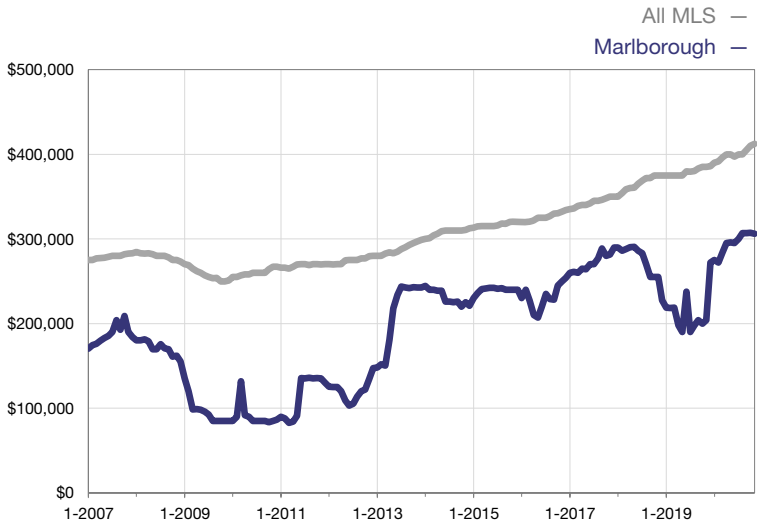
Condominium Properties	November			Year to Date		
Key Metrics	**2019**	**2020**	**+ / –**	**2019**	**2020**	**+ / –**
Pending Sales	5	**12**	+ 140.0%	103	**114**	+ 10.7%
Closed Sales	3	**10**	+ 233.3%	99	**99**	0.0%
Median Sales Price*	$185,000	**$255,000**	+ 37.8%	$245,000	**$308,000**	+ 25.7%
Inventory of Homes for Sale	13	**10**	- 23.1%	--	--	--
Months Supply of Inventory	1.4	**1.1**	- 21.4%	--	--	--
Cumulative Days on Market Until Sale	13	**25**	+ 92.3%	45	**40**	- 11.1%
Percent of Original List Price Received*	103.4%	**98.6%**	- 4.6%	98.1%	**99.5%**	+ 1.4%
New Listings	3	**12**	+ 300.0%	125	**130**	+ 4.0%

* 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



MASSACHUSETTS ASSOCIATION OF REALTORS®

REALTOR®