

Local Market Update – July 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Marlborough

Single-Family Properties

Key Metrics	July			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	26	31	+ 19.2%	170	159	- 6.5%
Closed Sales	33	32	- 3.0%	149	136	- 8.7%
Median Sales Price*	\$515,000	\$568,500	+ 10.4%	\$480,000	\$539,500	+ 12.4%
Inventory of Homes for Sale	38	23	- 39.5%	--	--	--
Months Supply of Inventory	1.6	1.0	- 37.5%	--	--	--
Cumulative Days on Market Until Sale	21	19	- 9.5%	23	21	- 8.7%
Percent of Original List Price Received*	104.5%	107.7%	+ 3.1%	105.1%	105.4%	+ 0.3%
New Listings	36	30	- 16.7%	204	188	- 7.8%

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

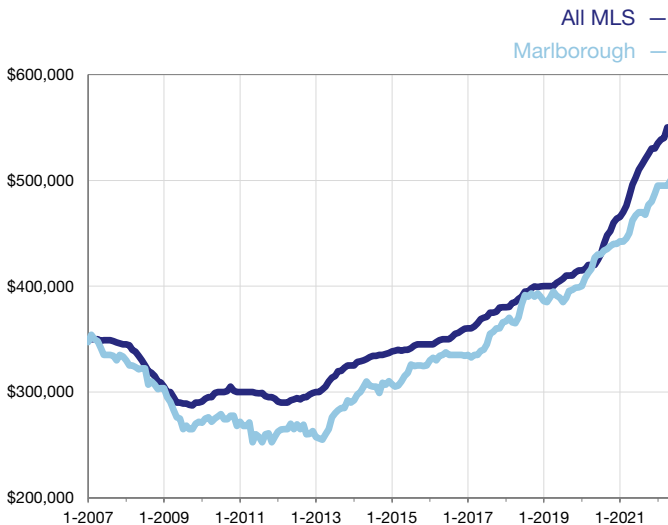
Condominium Properties

Key Metrics	July			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	8	13	+ 62.5%	94	70	- 25.5%
Closed Sales	10	12	+ 20.0%	78	66	- 15.4%
Median Sales Price*	\$306,500	\$417,250	+ 36.1%	\$322,000	\$388,500	+ 20.7%
Inventory of Homes for Sale	15	6	- 60.0%	--	--	--
Months Supply of Inventory	1.2	0.6	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	16	17	+ 6.3%	25	19	- 24.0%
Percent of Original List Price Received*	104.0%	104.2%	+ 0.2%	101.5%	105.7%	+ 4.1%
New Listings	13	6	- 53.8%	101	74	- 26.7%

* 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

