

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Marlborough

Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	16	17	+ 6.3%	295	257	- 12.9%
Closed Sales	27	18	- 33.3%	296	259	- 12.5%
Median Sales Price*	\$450,000	\$492,950	+ 9.5%	\$480,000	\$529,000	+ 10.2%
Inventory of Homes for Sale	18	9	- 50.0%	--	--	--
Months Supply of Inventory	0.7	0.4	- 42.9%	--	--	--
Cumulative Days on Market Until Sale	29	28	- 3.4%	24	25	+ 4.2%
Percent of Original List Price Received*	100.6%	98.9%	- 1.7%	103.9%	102.7%	- 1.2%
New Listings	13	8	- 38.5%	325	281	- 13.5%

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

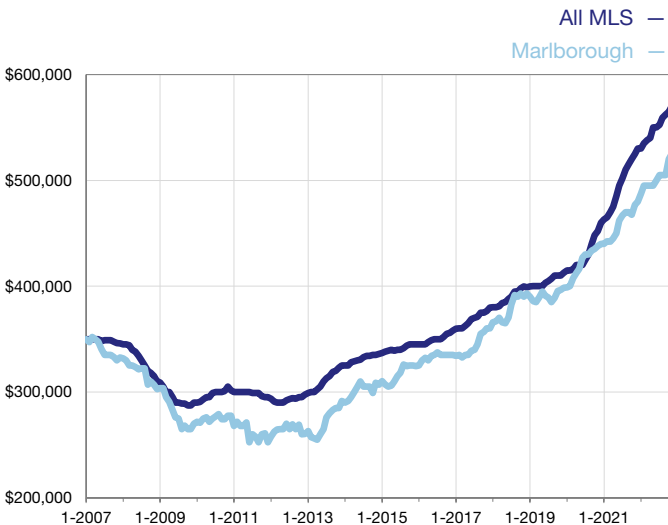
Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	6	1	- 83.3%	145	91	- 37.2%
Closed Sales	11	4	- 63.6%	140	102	- 27.1%
Median Sales Price*	\$400,000	\$230,000	- 42.5%	\$337,000	\$382,500	+ 13.5%
Inventory of Homes for Sale	5	5	0.0%	--	--	--
Months Supply of Inventory	0.4	0.7	+ 75.0%	--	--	--
Cumulative Days on Market Until Sale	36	16	- 55.6%	24	22	- 8.3%
Percent of Original List Price Received*	104.2%	96.8%	- 7.1%	101.8%	103.9%	+ 2.1%
New Listings	6	2	- 66.7%	149	108	- 27.5%

* 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

