

# Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Marlborough

### Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	13	14	+ 7.7%	13	14	+ 7.7%
Closed Sales	16	14	- 12.5%	16	14	- 12.5%
Median Sales Price*	\$520,000	<b>\$575,000</b>	+ 10.6%	\$520,000	<b>\$575,000</b>	+ 10.6%
Inventory of Homes for Sale	17	10	- 41.2%	--	--	--
Months Supply of Inventory	0.7	0.5	- 28.6%	--	--	--
Cumulative Days on Market Until Sale	29	51	+ 75.9%	29	51	+ 75.9%
Percent of Original List Price Received*	102.0%	97.6%	- 4.3%	102.0%	97.6%	- 4.3%
New Listings	13	16	+ 23.1%	13	16	+ 23.1%

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

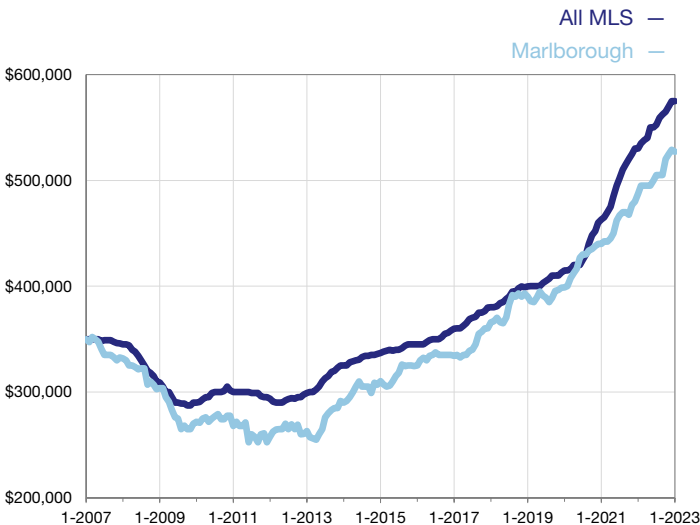
### Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	8	+ 166.7%	3	8	+ 166.7%
Closed Sales	6	0	- 100.0%	6	0	- 100.0%
Median Sales Price*	\$292,000	<b>\$0</b>	- 100.0%	\$292,000	<b>\$0</b>	- 100.0%
Inventory of Homes for Sale	6	2	- 66.7%	--	--	--
Months Supply of Inventory	0.5	0.3	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	9	0	- 100.0%	9	0	- 100.0%
Percent of Original List Price Received*	106.6%	0.0%	- 100.0%	106.6%	0.0%	- 100.0%
New Listings	4	6	+ 50.0%	4	6	+ 50.0%

\* 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

