

# Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Marlborough

### Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	24	30	+ 25.0%	178	181	+ 1.7%
Closed Sales	31	29	- 6.5%	147	152	+ 3.4%
Median Sales Price*	\$418,000	<b>\$379,900</b>	- 9.1%	\$390,000	<b>\$383,500</b>	- 1.7%
Inventory of Homes for Sale	35	35	0.0%	--	--	--
Months Supply of Inventory	1.4	1.5	+ 7.1%	--	--	--
Cumulative Days on Market Until Sale	23	35	+ 52.2%	30	47	+ 56.7%
Percent of Original List Price Received*	100.1%	99.3%	- 0.8%	99.4%	98.4%	- 1.0%
New Listings	32	28	- 12.5%	205	211	+ 2.9%

\* 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		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	11	16	+ 45.5%	77	79	+ 2.6%
Closed Sales	15	13	- 13.3%	75	69	- 8.0%
Median Sales Price*	\$255,000	<b>\$177,500</b>	- 30.4%	\$255,000	<b>\$215,000</b>	- 15.7%
Inventory of Homes for Sale	21	16	- 23.8%	--	--	--
Months Supply of Inventory	1.7	1.6	- 5.9%	--	--	--
Cumulative Days on Market Until Sale	24	47	+ 95.8%	38	45	+ 18.4%
Percent of Original List Price Received*	99.2%	94.3%	- 4.9%	99.0%	97.8%	- 1.2%
New Listings	20	11	- 45.0%	96	95	- 1.0%

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

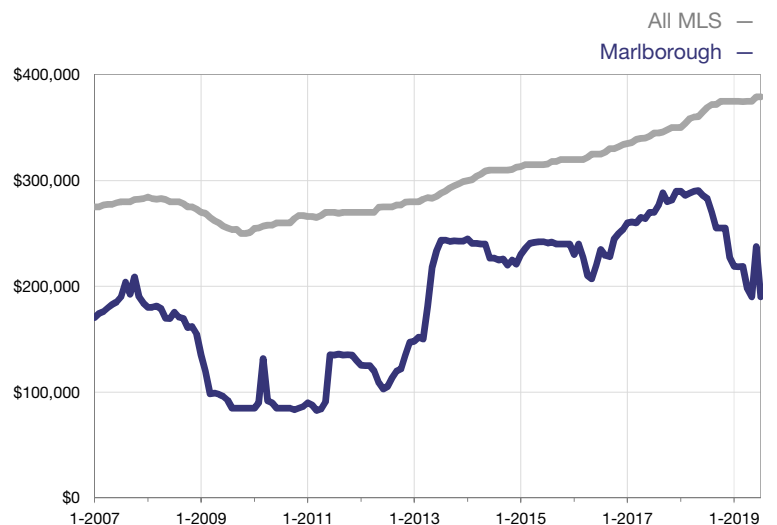
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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