

# Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Marlborough

### Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	15	27	+ 80.0%	51	73	+ 43.1%
Closed Sales	10	15	+ 50.0%	53	60	+ 13.2%
Median Sales Price*	\$433,700	<b>\$460,000</b>	+ 6.1%	\$405,000	<b>\$444,500</b>	+ 9.8%
Inventory of Homes for Sale	33	22	- 33.3%	--	--	--
Months Supply of Inventory	1.5	1.0	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	30	15	- 50.0%	47	29	- 38.3%
Percent of Original List Price Received*	98.8%	<b>107.0%</b>	+ 8.3%	97.8%	<b>103.2%</b>	+ 5.5%
New Listings	22	42	+ 90.9%	76	87	+ 14.5%

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

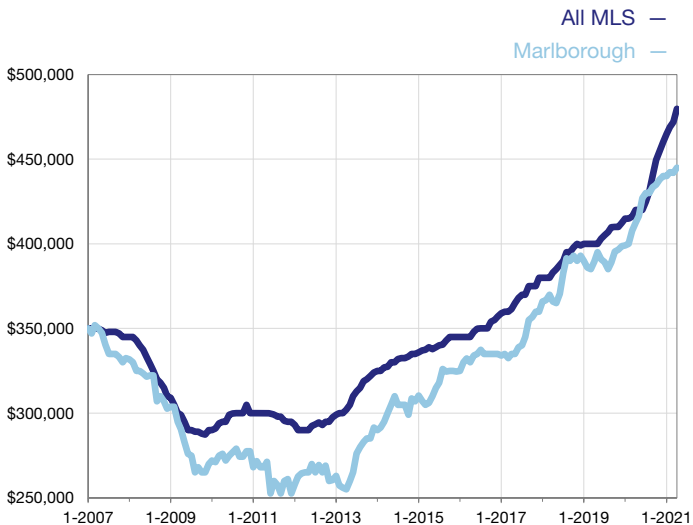
### Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	5	14	+ 180.0%	31	53	+ 71.0%
Closed Sales	8	10	+ 25.0%	26	39	+ 50.0%
Median Sales Price*	\$357,500	<b>\$312,500</b>	- 12.6%	\$327,500	<b>\$282,500</b>	- 13.7%
Inventory of Homes for Sale	10	12	+ 20.0%	--	--	--
Months Supply of Inventory	1.1	1.2	+ 9.1%	--	--	--
Cumulative Days on Market Until Sale	23	39	+ 69.6%	61	31	- 49.2%
Percent of Original List Price Received*	101.4%	<b>100.7%</b>	- 0.7%	100.5%	<b>99.8%</b>	- 0.7%
New Listings	5	17	+ 240.0%	34	58	+ 70.6%

\* 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

