

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Marlborough

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	34	43	+ 26.5%	85	116	+ 36.5%
Closed Sales	16	24	+ 50.0%	69	84	+ 21.7%
Median Sales Price*	\$430,000	\$519,300	+ 20.8%	\$405,000	\$465,000	+ 14.8%
Inventory of Homes for Sale	20	12	- 40.0%	--	--	--
Months Supply of Inventory	1.0	0.5	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	16	22	+ 37.5%	40	27	- 32.5%
Percent of Original List Price Received*	101.7%	106.7%	+ 4.9%	98.7%	104.2%	+ 5.6%
New Listings	24	36	+ 50.0%	100	123	+ 23.0%

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

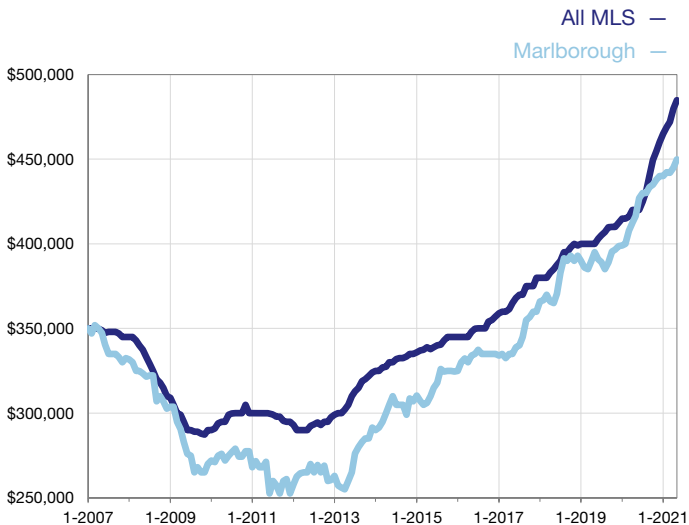
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	4	13	+ 225.0%	35	65	+ 85.7%
Closed Sales	5	12	+ 140.0%	31	51	+ 64.5%
Median Sales Price*	\$365,000	\$324,750	- 11.0%	\$330,000	\$300,000	- 9.1%
Inventory of Homes for Sale	15	6	- 60.0%	--	--	--
Months Supply of Inventory	1.9	0.5	- 73.7%	--	--	--
Cumulative Days on Market Until Sale	39	21	- 46.2%	57	28	- 50.9%
Percent of Original List Price Received*	98.8%	101.3%	+ 2.5%	100.2%	100.2%	0.0%
New Listings	10	7	- 30.0%	44	65	+ 47.7%

* 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

