Marlborough

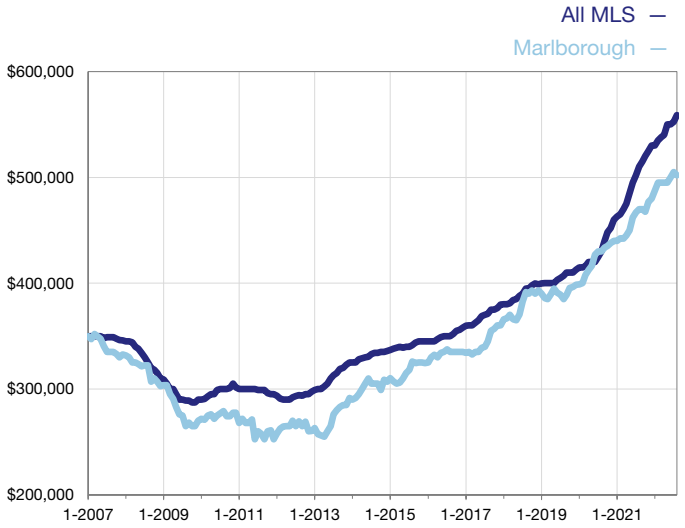
Single-Family Properties	August			Year to Date		
Key Metrics	**2021**	**2022**	**+ / –**	**2021**	**2022**	**+ / –**
Pending Sales	32	**38**	+ 18.8%	193	**187**	- 3.1%
Closed Sales	28	**35**	+ 25.0%	177	**171**	- 3.4%
Median Sales Price*	$562,500	**$525,000**	- 6.7%	$484,900	**$535,000**	+ 10.3%
Inventory of Homes for Sale	42	**19**	- 54.8%	--	--	--
Months Supply of Inventory	1.7	**0.8**	- 52.9%	--	--	--
Cumulative Days on Market Until Sale	20	**26**	+ 30.0%	23	**22**	- 4.3%
Percent of Original List Price Received*	106.0%	**100.4%**	- 5.3%	105.2%	**104.4%**	- 0.8%
New Listings	30	**24**	- 20.0%	239	**213**	- 10.9%

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

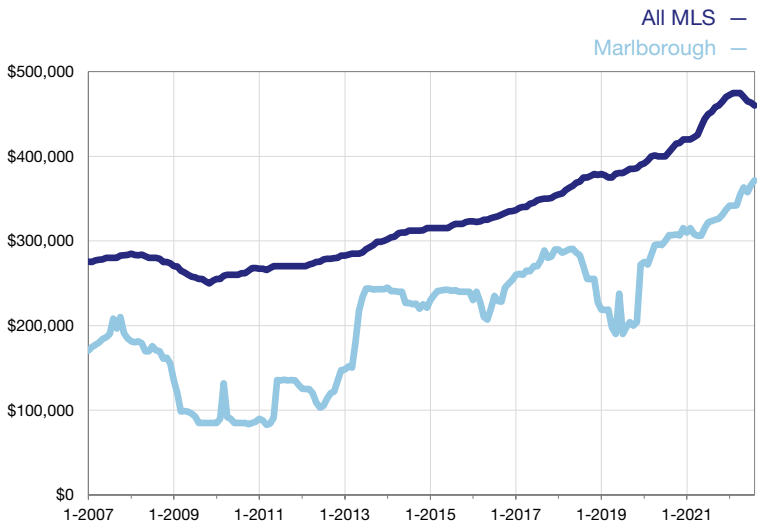
Condominium Properties	August			Year to Date		
Key Metrics	**2021**	**2022**	**+ / –**	**2021**	**2022**	**+ / –**
Pending Sales	6	**10**	+ 66.7%	104	**76**	- 26.9%
Closed Sales	18	**8**	- 55.6%	96	**74**	- 22.9%
Median Sales Price*	$340,750	**$486,000**	+ 42.6%	$325,000	**$403,700**	+ 24.2%
Inventory of Homes for Sale	15	**9**	- 40.0%	--	--	--
Months Supply of Inventory	1.3	**0.9**	- 30.8%	--	--	--
Cumulative Days on Market Until Sale	18	**33**	+ 83.3%	23	**21**	- 8.7%
Percent of Original List Price Received*	102.9%	**105.0%**	+ 2.0%	101.7%	**105.6%**	+ 3.8%
New Listings	10	**8**	- 20.0%	113	**85**	- 24.8%

* 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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