

# Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Marlborough

### Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	19	17	- 10.5%	279	242	- 13.3%
Closed Sales	35	23	- 34.3%	269	241	- 10.4%
Median Sales Price*	\$500,000	\$530,000	+ 6.0%	\$480,000	\$530,000	+ 10.4%
Inventory of Homes for Sale	24	20	- 16.7%	--	--	--
Months Supply of Inventory	1.0	0.9	- 10.0%	--	--	--
Cumulative Days on Market Until Sale	26	23	- 11.5%	24	25	+ 4.2%
Percent of Original List Price Received*	102.1%	100.1%	- 2.0%	104.3%	103.0%	- 1.2%
New Listings	14	16	+ 14.3%	312	274	- 12.2%

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

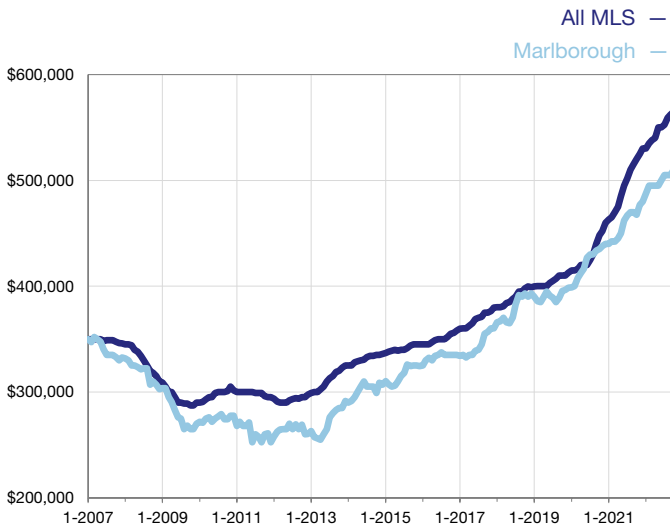
### Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	10	3	- 70.0%	139	90	- 35.3%
Closed Sales	10	8	- 20.0%	129	98	- 24.0%
Median Sales Price*	\$373,500	\$457,500	+ 22.5%	\$330,000	\$388,500	+ 17.7%
Inventory of Homes for Sale	6	8	+ 33.3%	--	--	--
Months Supply of Inventory	0.5	1.0	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	32	39	+ 21.9%	23	22	- 4.3%
Percent of Original List Price Received*	99.9%	98.0%	- 1.9%	101.6%	104.2%	+ 2.6%
New Listings	9	3	- 66.7%	143	106	- 25.9%

\* 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

