

# Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Marlborough

### Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	14	20	+ 42.9%	43	42	- 2.3%
Closed Sales	14	12	- 14.3%	46	40	- 13.0%
Median Sales Price*	\$468,000	\$554,500	+ 18.5%	\$499,500	\$527,500	+ 5.6%
Inventory of Homes for Sale	13	13	0.0%	--	--	--
Months Supply of Inventory	0.5	0.6	+ 20.0%	--	--	--
Cumulative Days on Market Until Sale	41	48	+ 17.1%	30	41	+ 36.7%
Percent of Original List Price Received*	101.8%	100.3%	- 1.5%	102.9%	99.8%	- 3.0%
New Listings	20	22	+ 10.0%	46	47	+ 2.2%

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

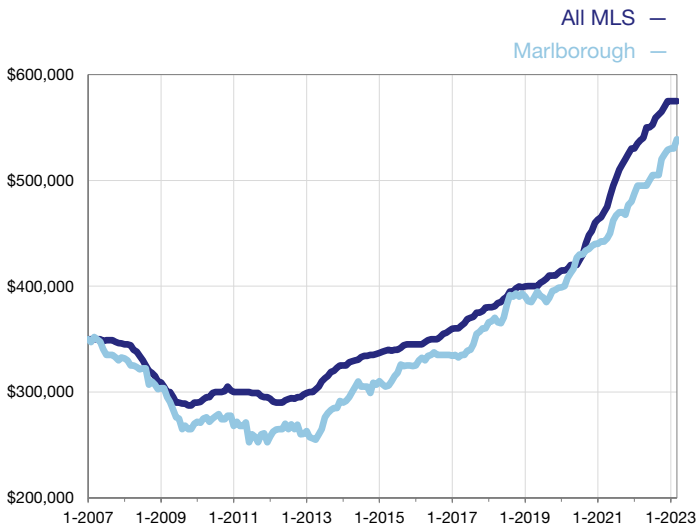
### Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	11	+ 22.2%	16	23	+ 43.8%
Closed Sales	5	9	+ 80.0%	12	12	0.0%
Median Sales Price*	\$384,000	\$420,000	+ 9.4%	\$366,500	\$416,250	+ 13.6%
Inventory of Homes for Sale	8	7	- 12.5%	--	--	--
Months Supply of Inventory	0.8	0.9	+ 12.5%	--	--	--
Cumulative Days on Market Until Sale	24	41	+ 70.8%	15	41	+ 173.3%
Percent of Original List Price Received*	105.4%	98.9%	- 6.2%	106.5%	100.4%	- 5.7%
New Listings	14	19	+ 35.7%	23	30	+ 30.4%

\* 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

