

# Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Marlborough

### Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	18	17	- 5.6%	61	52	- 14.8%
Closed Sales	11	11	0.0%	57	51	- 10.5%
Median Sales Price*	\$460,000	<b>\$572,000</b>	+ 24.3%	\$499,000	<b>\$530,000</b>	+ 6.2%
Inventory of Homes for Sale	21	15	- 28.6%	--	--	--
Months Supply of Inventory	0.9	0.7	- 22.2%	--	--	--
Cumulative Days on Market Until Sale	13	14	+ 7.7%	27	36	+ 33.3%
Percent of Original List Price Received*	106.7%	<b>104.2%</b>	- 2.3%	103.7%	<b>100.8%</b>	- 2.8%
New Listings	27	14	- 48.1%	73	60	- 17.8%

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

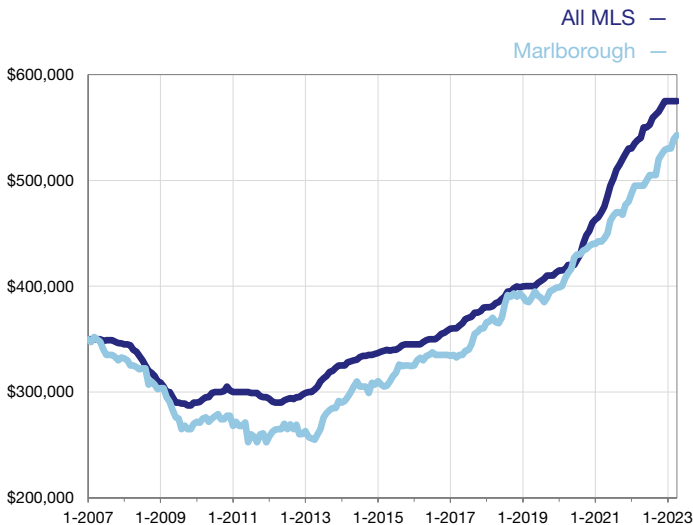
### Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	15	8	- 46.7%	31	29	- 6.5%
Closed Sales	15	7	- 53.3%	27	19	- 29.6%
Median Sales Price*	\$390,000	<b>\$415,000</b>	+ 6.4%	\$384,000	<b>\$415,000</b>	+ 8.1%
Inventory of Homes for Sale	11	8	- 27.3%	--	--	--
Months Supply of Inventory	1.1	1.1	0.0%	--	--	--
Cumulative Days on Market Until Sale	22	15	- 31.8%	19	31	+ 63.2%
Percent of Original List Price Received*	108.3%	<b>106.0%</b>	- 2.1%	107.5%	<b>102.5%</b>	- 4.7%
New Listings	18	7	- 61.1%	41	37	- 9.8%

\* 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

