

Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Marlborough

Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	25	24	- 4.0%	86	73	- 15.1%
Closed Sales	15	12	- 20.0%	72	63	- 12.5%
Median Sales Price*	\$525,000	\$655,000	+ 24.8%	\$500,000	\$550,000	+ 10.0%
Inventory of Homes for Sale	27	17	- 37.0%	--	--	--
Months Supply of Inventory	1.2	0.8	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	15	27	+ 80.0%	24	34	+ 41.7%
Percent of Original List Price Received*	103.9%	105.0%	+ 1.1%	103.7%	101.6%	- 2.0%
New Listings	34	24	- 29.4%	103	83	- 19.4%

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

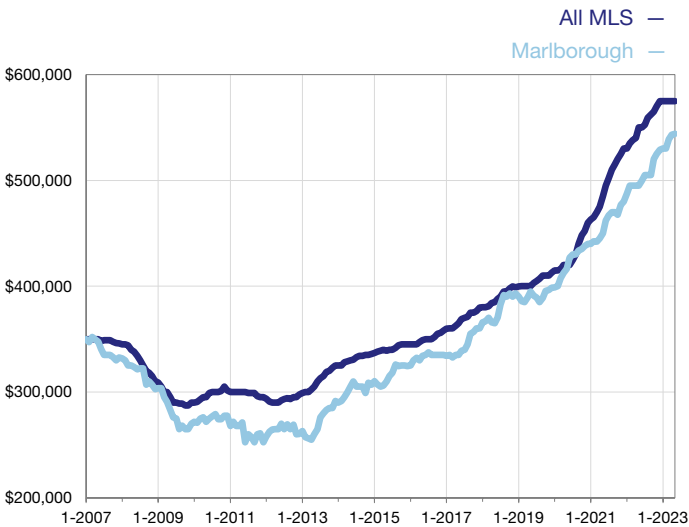
Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	17	12	- 29.4%	48	39	- 18.8%
Closed Sales	15	3	- 80.0%	42	22	- 47.6%
Median Sales Price*	\$381,000	\$515,000	+ 35.2%	\$382,500	\$422,500	+ 10.5%
Inventory of Homes for Sale	4	4	0.0%	--	--	--
Months Supply of Inventory	0.4	0.6	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	28	16	- 42.9%	22	29	+ 31.8%
Percent of Original List Price Received*	103.4%	103.1%	- 0.3%	106.0%	102.6%	- 3.2%
New Listings	10	8	- 20.0%	50	45	- 10.0%

* 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

