

Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Marlborough

Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	38	22	- 42.1%	124	93	- 25.0%
Closed Sales	32	19	- 40.6%	104	83	- 20.2%
Median Sales Price*	\$582,250	\$600,000	+ 3.0%	\$512,000	\$559,000	+ 9.2%
Inventory of Homes for Sale	36	17	- 52.8%	--	--	--
Months Supply of Inventory	1.5	0.9	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	16	20	+ 25.0%	22	31	+ 40.9%
Percent of Original List Price Received*	107.0%	103.9%	- 2.9%	104.7%	102.0%	- 2.6%
New Listings	48	25	- 47.9%	151	107	- 29.1%

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

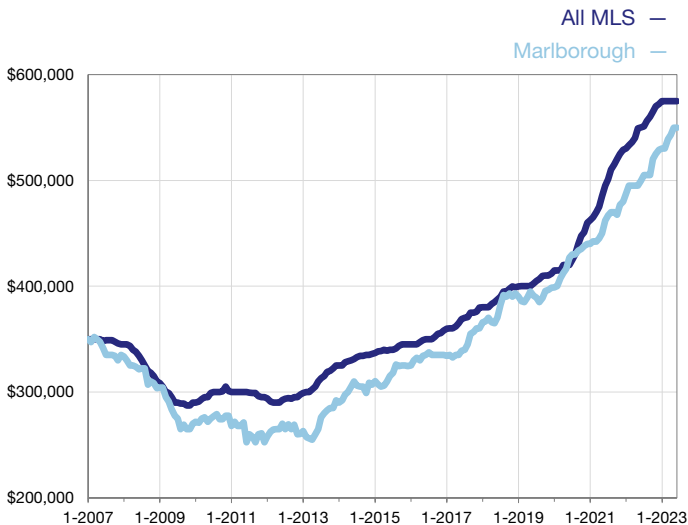
Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	15	+ 114.3%	55	53	- 3.6%
Closed Sales	12	17	+ 41.7%	54	39	- 27.8%
Median Sales Price*	\$420,000	\$460,000	+ 9.5%	\$385,500	\$450,000	+ 16.7%
Inventory of Homes for Sale	16	3	- 81.3%	--	--	--
Months Supply of Inventory	1.7	0.4	- 76.5%	--	--	--
Cumulative Days on Market Until Sale	12	20	+ 66.7%	20	25	+ 25.0%
Percent of Original List Price Received*	105.9%	102.6%	- 3.1%	106.0%	102.6%	- 3.2%
New Listings	19	12	- 36.8%	69	58	- 15.9%

* 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

