

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Marlborough

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	25	21	- 16.0%	149	111	- 25.5%
Closed Sales	32	23	- 28.1%	136	106	- 22.1%
Median Sales Price*	\$568,500	\$515,000	- 9.4%	\$539,500	\$550,000	+ 1.9%
Inventory of Homes for Sale	38	14	- 63.2%	--	--	--
Months Supply of Inventory	1.6	0.8	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	19	25	+ 31.6%	21	30	+ 42.9%
Percent of Original List Price Received*	107.7%	103.3%	- 4.1%	105.4%	102.3%	- 2.9%
New Listings	29	18	- 37.9%	180	122	- 32.2%

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

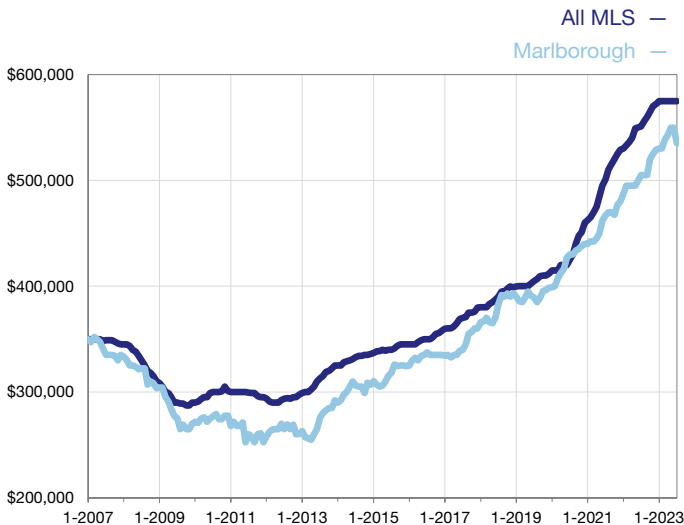
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	11	9	- 18.2%	66	59	- 10.6%
Closed Sales	12	7	- 41.7%	66	47	- 28.8%
Median Sales Price*	\$417,250	\$435,000	+ 4.3%	\$388,500	\$450,000	+ 15.8%
Inventory of Homes for Sale	11	6	- 45.5%	--	--	--
Months Supply of Inventory	1.2	0.9	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	17	13	- 23.5%	19	23	+ 21.1%
Percent of Original List Price Received*	104.2%	103.8%	- 0.4%	105.7%	102.7%	- 2.8%
New Listings	6	9	+ 50.0%	75	67	- 10.7%

* 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

