

# Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Marlborough

### Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	34	20	- 41.2%	183	128	- 30.1%
Closed Sales	35	21	- 40.0%	171	128	- 25.1%
Median Sales Price*	\$525,000	<b>\$617,600</b>	+ 17.6%	\$535,000	<b>\$559,500</b>	+ 4.6%
Inventory of Homes for Sale	26	24	- 7.7%	--	--	--
Months Supply of Inventory	1.1	1.4	+ 27.3%	--	--	--
Cumulative Days on Market Until Sale	26	19	- 26.9%	22	28	+ 27.3%
Percent of Original List Price Received*	100.4%	<b>101.6%</b>	+ 1.2%	104.4%	<b>102.1%</b>	- 2.2%
New Listings	23	27	+ 17.4%	203	148	- 27.1%

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

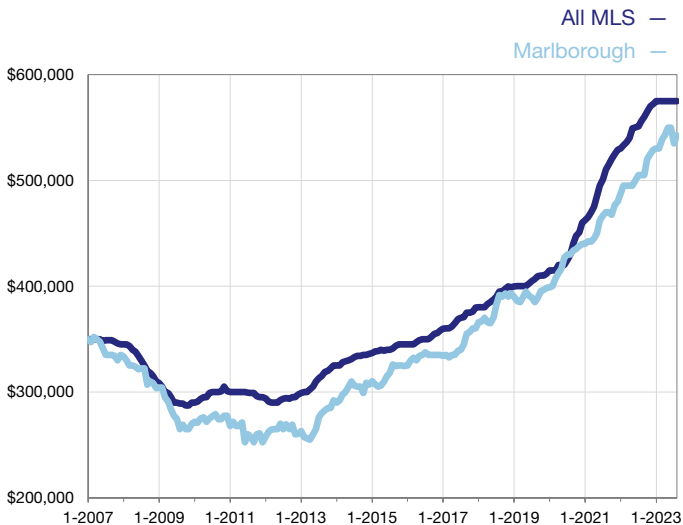
### Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	9	- 10.0%	76	68	- 10.5%
Closed Sales	8	7	- 12.5%	74	54	- 27.0%
Median Sales Price*	\$486,000	<b>\$515,000</b>	+ 6.0%	\$403,700	<b>\$450,000</b>	+ 11.5%
Inventory of Homes for Sale	9	4	- 55.6%	--	--	--
Months Supply of Inventory	0.9	0.6	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	33	18	- 45.5%	21	22	+ 4.8%
Percent of Original List Price Received*	105.0%	<b>103.5%</b>	- 1.4%	105.6%	<b>102.8%</b>	- 2.7%
New Listings	8	8	0.0%	83	75	- 9.6%

\* 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

