

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Marlborough

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	22	20	- 9.1%	205	147	- 28.3%
Closed Sales	28	13	- 53.6%	199	142	- 28.6%
Median Sales Price*	\$502,500	\$590,000	+ 17.4%	\$525,000	\$568,000	+ 8.2%
Inventory of Homes for Sale	22	27	+ 22.7%	--	--	--
Months Supply of Inventory	0.9	1.6	+ 77.8%	--	--	--
Cumulative Days on Market Until Sale	32	16	- 50.0%	23	27	+ 17.4%
Percent of Original List Price Received*	99.9%	105.9%	+ 6.0%	103.8%	102.5%	- 1.3%
New Listings	19	27	+ 42.1%	222	173	- 22.1%

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

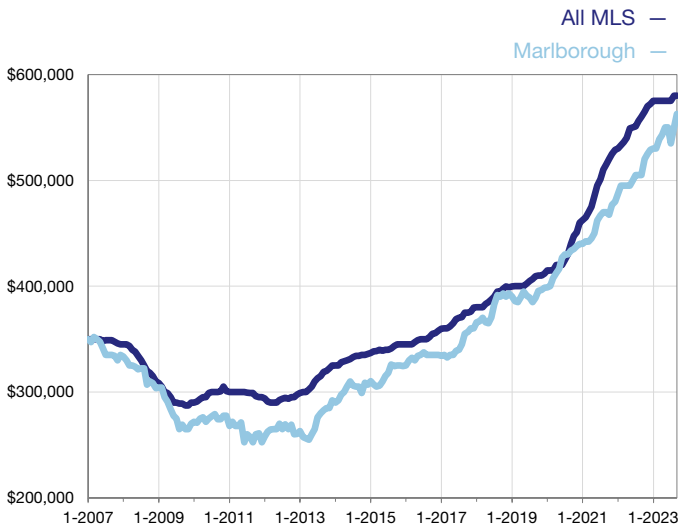
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	3	0.0%	79	71	- 10.1%
Closed Sales	13	11	- 15.4%	87	65	- 25.3%
Median Sales Price*	\$235,000	\$449,000	+ 91.1%	\$387,000	\$450,000	+ 16.3%
Inventory of Homes for Sale	15	7	- 53.3%	--	--	--
Months Supply of Inventory	1.7	1.0	- 41.2%	--	--	--
Cumulative Days on Market Until Sale	23	15	- 34.8%	21	21	0.0%
Percent of Original List Price Received*	101.5%	102.1%	+ 0.6%	105.0%	102.7%	- 2.2%
New Listings	9	7	- 22.2%	92	83	- 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

