

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Marlborough

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	20	31	+ 55.0%	225	175	- 22.2%
Closed Sales	19	19	0.0%	218	161	- 26.1%
Median Sales Price*	\$600,000	\$590,000	- 1.7%	\$532,000	\$575,000	+ 8.1%
Inventory of Homes for Sale	25	13	- 48.0%	--	--	--
Months Supply of Inventory	1.2	0.8	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	38	36	- 5.3%	25	28	+ 12.0%
Percent of Original List Price Received*	98.1%	102.0%	+ 4.0%	103.3%	102.4%	- 0.9%
New Listings	24	17	- 29.2%	246	189	- 23.2%

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

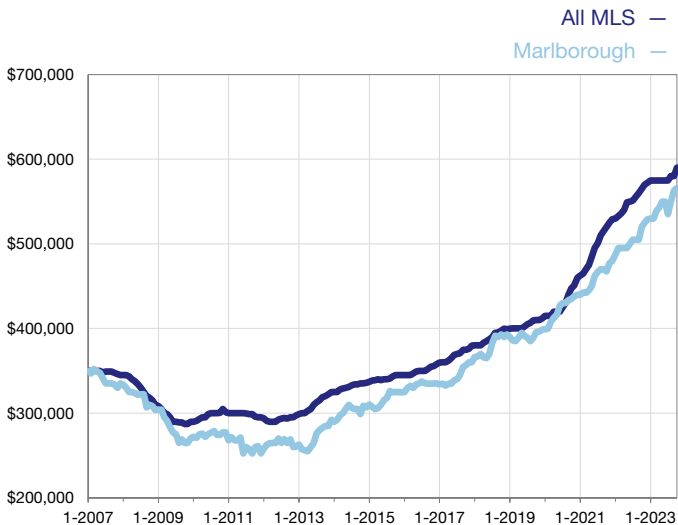
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	7	- 12.5%	87	78	- 10.3%
Closed Sales	3	5	+ 66.7%	90	70	- 22.2%
Median Sales Price*	\$293,000	\$599,900	+ 104.7%	\$385,500	\$450,000	+ 16.7%
Inventory of Homes for Sale	13	7	- 46.2%	--	--	--
Months Supply of Inventory	1.5	1.0	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	21	24	+ 14.3%	21	21	0.0%
Percent of Original List Price Received*	98.2%	98.6%	+ 0.4%	104.8%	102.5%	- 2.2%
New Listings	8	8	0.0%	100	91	- 9.0%

* 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

