

# Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Marlborough

### Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	15	13	- 13.3%	240	183	- 23.8%
Closed Sales	23	19	- 17.4%	241	180	- 25.3%
Median Sales Price*	\$530,000	<b>\$599,800</b>	+ 13.2%	\$530,000	<b>\$575,000</b>	+ 8.5%
Inventory of Homes for Sale	24	13	- 45.8%	--	--	--
Months Supply of Inventory	1.1	0.8	- 27.3%	--	--	--
Cumulative Days on Market Until Sale	23	23	0.0%	25	27	+ 8.0%
Percent of Original List Price Received*	100.1%	100.8%	+ 0.7%	103.0%	102.3%	- 0.7%
New Listings	16	12	- 25.0%	262	201	- 23.3%

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

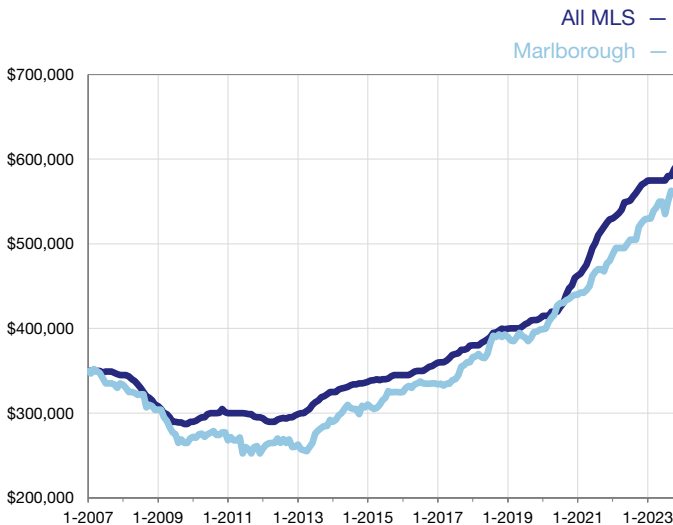
### Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	5	+ 66.7%	90	82	- 8.9%
Closed Sales	8	4	- 50.0%	98	74	- 24.5%
Median Sales Price*	\$457,500	<b>\$357,500</b>	- 21.9%	\$388,500	<b>\$450,000</b>	+ 15.8%
Inventory of Homes for Sale	11	8	- 27.3%	--	--	--
Months Supply of Inventory	1.4	1.2	- 14.3%	--	--	--
Cumulative Days on Market Until Sale	39	15	- 61.5%	22	21	- 4.5%
Percent of Original List Price Received*	98.0%	102.1%	+ 4.2%	104.2%	102.5%	- 1.6%
New Listings	3	6	+ 100.0%	103	97	- 5.8%

\* 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

