

# Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Marlborough

### Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	16	12	- 25.0%	256	194	- 24.2%
Closed Sales	18	16	- 11.1%	259	198	- 23.6%
Median Sales Price*	\$492,950	<b>\$542,750</b>	+ 10.1%	\$529,000	<b>\$575,000</b>	+ 8.7%
Inventory of Homes for Sale	9	8	- 11.1%	--	--	--
Months Supply of Inventory	0.4	<b>0.5</b>	+ 25.0%	--	--	--
Cumulative Days on Market Until Sale	28	<b>24</b>	- 14.3%	25	<b>27</b>	+ 8.0%
Percent of Original List Price Received*	98.9%	<b>100.7%</b>	+ 1.8%	102.7%	<b>102.1%</b>	- 0.6%
New Listings	8	<b>7</b>	- 12.5%	270	<b>208</b>	- 23.0%

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

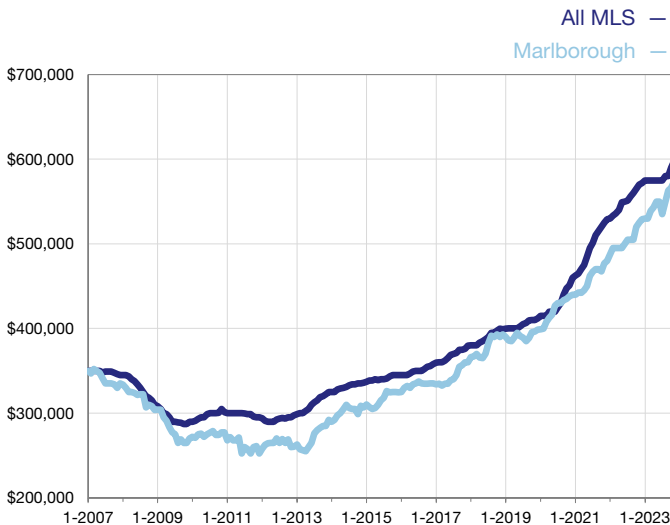
### Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	3	+ 200.0%	91	85	- 6.6%
Closed Sales	4	7	+ 75.0%	102	82	- 19.6%
Median Sales Price*	\$230,000	<b>\$388,000</b>	+ 68.7%	\$382,500	<b>\$450,000</b>	+ 17.6%
Inventory of Homes for Sale	9	6	- 33.3%	--	--	--
Months Supply of Inventory	1.2	<b>0.8</b>	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	16	<b>20</b>	+ 25.0%	22	<b>21</b>	- 4.5%
Percent of Original List Price Received*	96.8%	<b>102.1%</b>	+ 5.5%	103.9%	<b>102.5%</b>	- 1.3%
New Listings	2	2	0.0%	105	98	- 6.7%

\* 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

