

# Local Market Update – January 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Marlborough

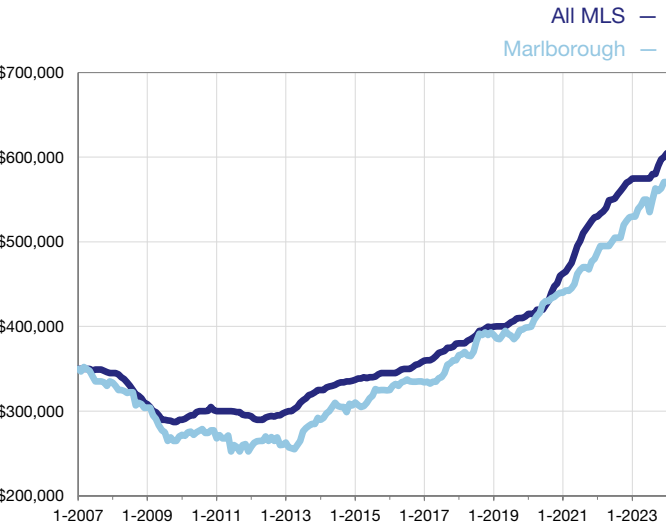
Single-Family Properties	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	11	9	- 18.2%	11	9	- 18.2%
Closed Sales	14	9	- 35.7%	14	9	- 35.7%
Median Sales Price*	\$575,000	\$560,000	- 2.6%	\$575,000	\$560,000	- 2.6%
Inventory of Homes for Sale	14	9	- 35.7%	--	--	--
Months Supply of Inventory	0.7	0.6	- 14.3%	--	--	--
Cumulative Days on Market Until Sale	51	52	+ 2.0%	51	52	+ 2.0%
Percent of Original List Price Received*	97.7%	95.9%	- 1.8%	97.7%	95.9%	- 1.8%
New Listings	16	8	- 50.0%	16	8	- 50.0%

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

Condominium Properties	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	8	5	- 37.5%	8	5	- 37.5%
Closed Sales	1	5	+ 400.0%	1	5	+ 400.0%
Median Sales Price*	\$275,000	\$514,900	+ 87.2%	\$275,000	\$514,900	+ 87.2%
Inventory of Homes for Sale	4	6	+ 50.0%	--	--	--
Months Supply of Inventory	0.5	0.9	+ 80.0%	--	--	--
Cumulative Days on Market Until Sale	15	32	+ 113.3%	15	32	+ 113.3%
Percent of Original List Price Received*	102.2%	100.6%	- 1.6%	102.2%	100.6%	- 1.6%
New Listings	6	5	- 16.7%	6	5	- 16.7%

\* 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

