

# Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Marlborough

### Single-Family Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	11	11	0.0%	22	19	- 13.6%
Closed Sales	14	7	- 50.0%	28	16	- 42.9%
Median Sales Price*	\$455,000	<b>\$699,900</b>	+ 53.8%	\$497,500	<b>\$597,500</b>	+ 20.1%
Inventory of Homes for Sale	12	13	+ 8.3%	--	--	--
Months Supply of Inventory	0.6	0.8	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	27	86	+ 218.5%	39	67	+ 71.8%
Percent of Original List Price Received*	101.6%	96.3%	- 5.2%	99.6%	96.1%	- 3.5%
New Listings	9	15	+ 66.7%	25	23	- 8.0%

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

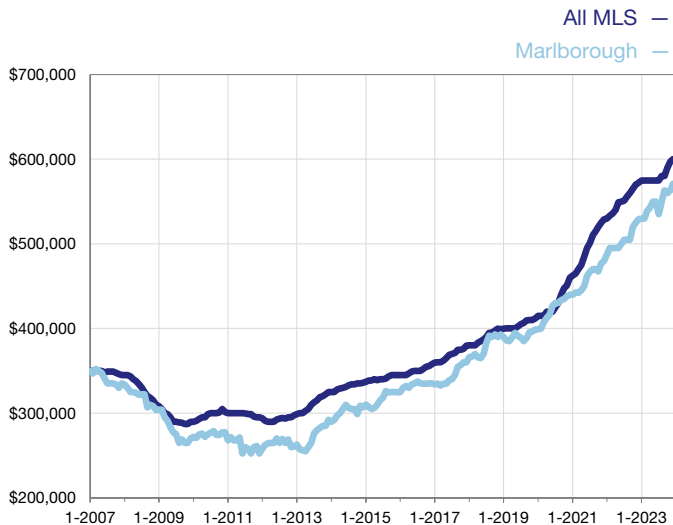
### Condominium Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	4	7	+ 75.0%	12	11	- 8.3%
Closed Sales	2	5	+ 150.0%	3	10	+ 233.3%
Median Sales Price*	\$401,500	<b>\$435,000</b>	+ 8.3%	\$325,000	<b>\$494,950</b>	+ 52.3%
Inventory of Homes for Sale	5	3	- 40.0%	--	--	--
Months Supply of Inventory	0.6	0.4	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	56	33	- 41.1%	42	33	- 21.4%
Percent of Original List Price Received*	106.2%	103.8%	- 2.3%	104.9%	102.2%	- 2.6%
New Listings	5	4	- 20.0%	11	9	- 18.2%

\* 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

