

Local Market Update – March 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Marlborough

Single-Family Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	13	26	+ 100.0%	35	45	+ 28.6%
Closed Sales	12	14	+ 16.7%	40	30	- 25.0%
Median Sales Price*	\$554,500	\$590,000	+ 6.4%	\$527,500	\$590,000	+ 11.8%
Inventory of Homes for Sale	17	8	- 52.9%	--	--	--
Months Supply of Inventory	0.8	0.5	- 37.5%	--	--	--
Cumulative Days on Market Until Sale	48	30	- 37.5%	41	50	+ 22.0%
Percent of Original List Price Received*	100.3%	101.1%	+ 0.8%	99.8%	98.4%	- 1.4%
New Listings	19	21	+ 10.5%	44	44	0.0%

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

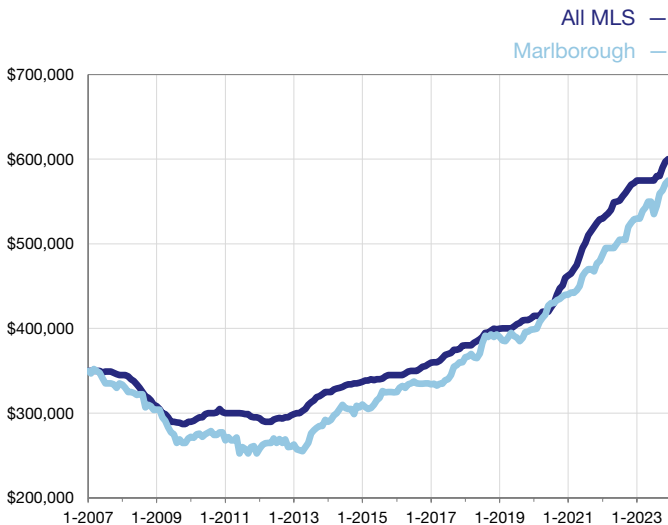
Condominium Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	9	6	- 33.3%	21	18	- 14.3%
Closed Sales	9	5	- 44.4%	12	15	+ 25.0%
Median Sales Price*	\$420,000	\$370,000	- 11.9%	\$416,250	\$475,000	+ 14.1%
Inventory of Homes for Sale	15	4	- 73.3%	--	--	--
Months Supply of Inventory	1.9	0.6	- 68.4%	--	--	--
Cumulative Days on Market Until Sale	41	39	- 4.9%	41	35	- 14.6%
Percent of Original List Price Received*	99.0%	103.4%	+ 4.4%	100.5%	102.6%	+ 2.1%
New Listings	19	7	- 63.2%	30	17	- 43.3%

* 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

