

# Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Marlborough

### Single-Family Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	13	26	+ 100.0%	48	66	+ 37.5%
Closed Sales	11	15	+ 36.4%	51	45	- 11.8%
Median Sales Price*	\$572,000	\$591,000	+ 3.3%	\$530,000	\$590,000	+ 11.3%
Inventory of Homes for Sale	18	8	- 55.6%	--	--	--
Months Supply of Inventory	0.9	0.5	- 44.4%	--	--	--
Cumulative Days on Market Until Sale	14	13	- 7.1%	36	38	+ 5.6%
Percent of Original List Price Received*	104.2%	104.3%	+ 0.1%	100.8%	100.4%	- 0.4%
New Listings	14	23	+ 64.3%	58	67	+ 15.5%

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

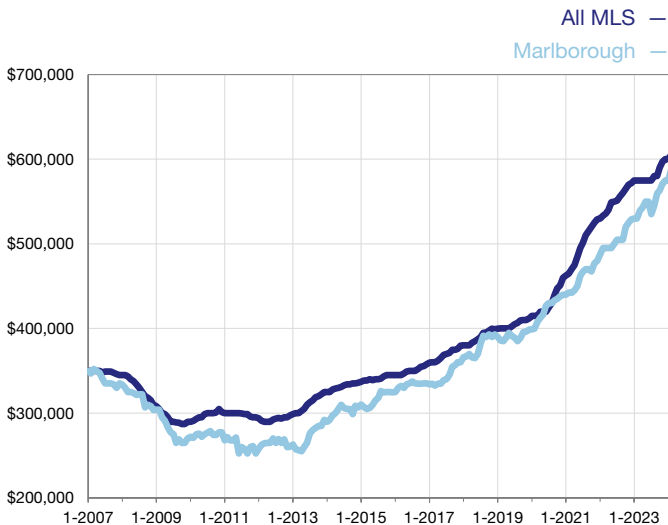
### Condominium Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	7	12	+ 71.4%	28	29	+ 3.6%
Closed Sales	7	4	- 42.9%	19	19	0.0%
Median Sales Price*	\$415,000	\$260,500	- 37.2%	\$415,000	\$385,000	- 7.2%
Inventory of Homes for Sale	15	7	- 53.3%	--	--	--
Months Supply of Inventory	2.0	1.0	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	15	13	- 13.3%	31	30	- 3.2%
Percent of Original List Price Received*	106.0%	104.8%	- 1.1%	102.5%	103.1%	+ 0.6%
New Listings	8	14	+ 75.0%	38	31	- 18.4%

\* 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

