

Marlborough

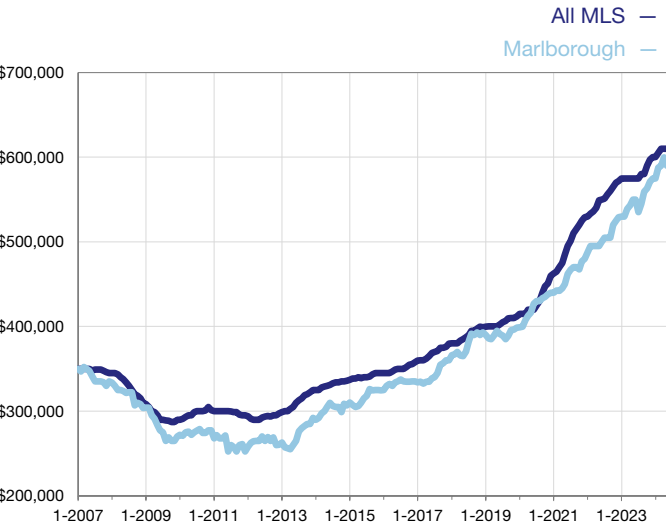
Single-Family Properties	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	22	25	+ 13.6%	70	86	+ 22.9%
Closed Sales	15	23	+ 53.3%	66	68	+ 3.0%
Median Sales Price*	\$660,000	\$590,000	- 10.6%	\$550,000	\$590,000	+ 7.3%
Inventory of Homes for Sale	19	26	+ 36.8%	--	--	--
Months Supply of Inventory	1.0	1.5	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	27	23	- 14.8%	34	33	- 2.9%
Percent of Original List Price Received*	103.2%	105.1%	+ 1.8%	101.3%	102.0%	+ 0.7%
New Listings	23	39	+ 69.6%	81	106	+ 30.9%

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

Condominium Properties	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	10	12	+ 20.0%	38	37	- 2.6%
Closed Sales	3	9	+ 200.0%	22	28	+ 27.3%
Median Sales Price*	\$515,000	\$299,900	- 41.8%	\$422,500	\$342,500	- 18.9%
Inventory of Homes for Sale	12	7	- 41.7%	--	--	--
Months Supply of Inventory	1.8	1.0	- 44.4%	--	--	--
Cumulative Days on Market Until Sale	16	19	+ 18.8%	29	27	- 6.9%
Percent of Original List Price Received*	103.1%	103.7%	+ 0.6%	102.6%	103.3%	+ 0.7%
New Listings	8	9	+ 12.5%	46	40	- 13.0%

* 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

