

Marlborough

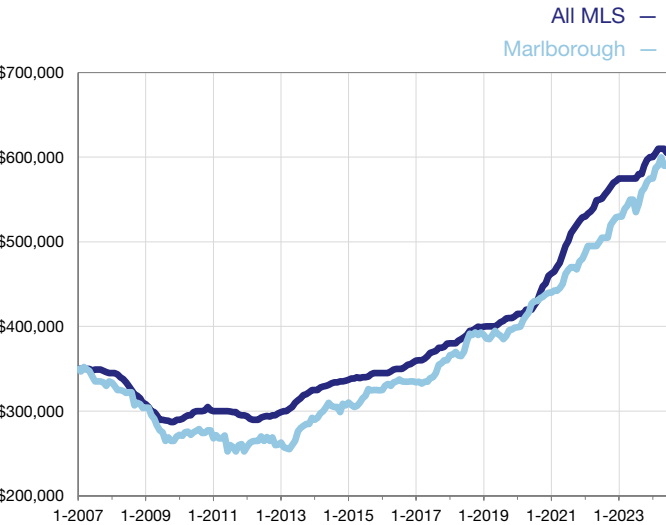
Single-Family Properties	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	20	36	+ 80.0%	90	118	+ 31.1%
Closed Sales	19	19	0.0%	85	87	+ 2.4%
Median Sales Price*	\$600,000	\$645,000	+ 7.5%	\$559,000	\$600,000	+ 7.3%
Inventory of Homes for Sale	20	23	+ 15.0%	--	--	--
Months Supply of Inventory	1.1	1.3	+ 18.2%	--	--	--
Cumulative Days on Market Until Sale	20	19	- 5.0%	31	30	- 3.2%
Percent of Original List Price Received*	103.7%	106.4%	+ 2.6%	101.9%	102.9%	+ 1.0%
New Listings	22	31	+ 40.9%	103	135	+ 31.1%

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

Condominium Properties	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	12	8	- 33.3%	50	44	- 12.0%
Closed Sales	18	10	- 44.4%	40	38	- 5.0%
Median Sales Price*	\$460,000	\$420,000	- 8.7%	\$450,000	\$375,000	- 16.7%
Inventory of Homes for Sale	8	5	- 37.5%	--	--	--
Months Supply of Inventory	1.1	0.8	- 27.3%	--	--	--
Cumulative Days on Market Until Sale	19	18	- 5.3%	25	24	- 4.0%
Percent of Original List Price Received*	102.5%	105.3%	+ 2.7%	102.5%	103.8%	+ 1.3%
New Listings	12	7	- 41.7%	58	47	- 19.0%

* 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

