

Marlborough

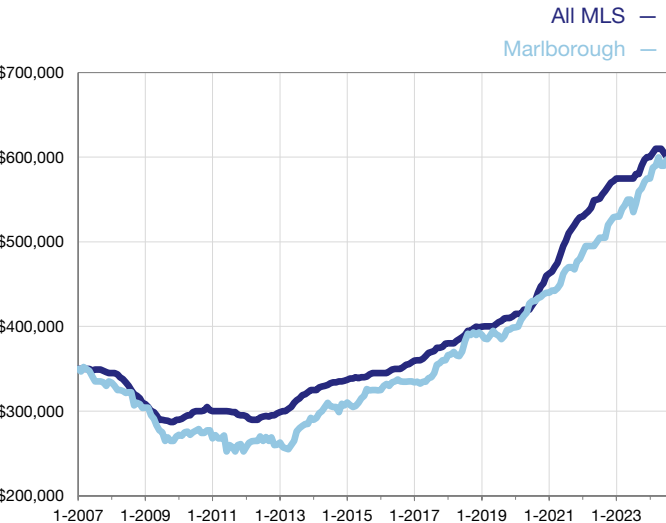
Single-Family Properties	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	17	23	+ 35.3%	107	135	+ 26.2%
Closed Sales	23	32	+ 39.1%	108	119	+ 10.2%
Median Sales Price*	\$520,000	\$614,140	+ 18.1%	\$550,000	\$608,280	+ 10.6%
Inventory of Homes for Sale	18	28	+ 55.6%	--	--	--
Months Supply of Inventory	1.0	1.5	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	25	17	- 32.0%	29	26	- 10.3%
Percent of Original List Price Received*	103.3%	103.0%	- 0.3%	102.2%	103.0%	+ 0.8%
New Listings	16	25	+ 56.3%	119	160	+ 34.5%

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

Condominium Properties	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	9	11	+ 22.2%	59	53	- 10.2%
Closed Sales	7	7	0.0%	47	46	- 2.1%
Median Sales Price*	\$435,000	\$447,050	+ 2.8%	\$450,000	\$382,500	- 15.0%
Inventory of Homes for Sale	9	6	- 33.3%	--	--	--
Months Supply of Inventory	1.3	0.9	- 30.8%	--	--	--
Cumulative Days on Market Until Sale	13	29	+ 123.1%	23	25	+ 8.7%
Percent of Original List Price Received*	103.8%	100.3%	- 3.4%	102.7%	103.2%	+ 0.5%
New Listings	11	10	- 9.1%	69	57	- 17.4%

* 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

