

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Marlborough

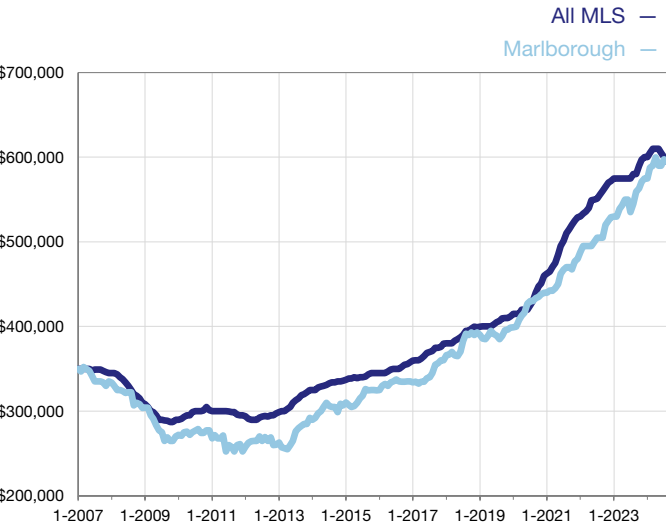
Single-Family Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	19	25	+ 31.6%	126	156	+ 23.8%
Closed Sales	21	25	+ 19.0%	129	144	+ 11.6%
Median Sales Price*	\$617,600	\$594,000	- 3.8%	\$559,000	\$600,000	+ 7.3%
Inventory of Homes for Sale	24	31	+ 29.2%	--	--	--
Months Supply of Inventory	1.4	1.7	+ 21.4%	--	--	--
Cumulative Days on Market Until Sale	19	26	+ 36.8%	28	26	- 7.1%
Percent of Original List Price Received*	101.6%	102.9%	+ 1.3%	102.1%	102.9%	+ 0.8%
New Listings	26	29	+ 11.5%	145	188	+ 29.7%

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

Condominium Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	10	6	- 40.0%	69	59	- 14.5%
Closed Sales	9	13	+ 44.4%	56	59	+ 5.4%
Median Sales Price*	\$515,000	\$500,000	- 2.9%	\$450,000	\$425,000	- 5.6%
Inventory of Homes for Sale	5	5	0.0%	--	--	--
Months Supply of Inventory	0.7	0.8	+ 14.3%	--	--	--
Cumulative Days on Market Until Sale	16	14	- 12.5%	22	22	0.0%
Percent of Original List Price Received*	103.6%	102.8%	- 0.8%	102.9%	103.1%	+ 0.2%
New Listings	8	7	- 12.5%	77	65	- 15.6%

* 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

