

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Marlborough

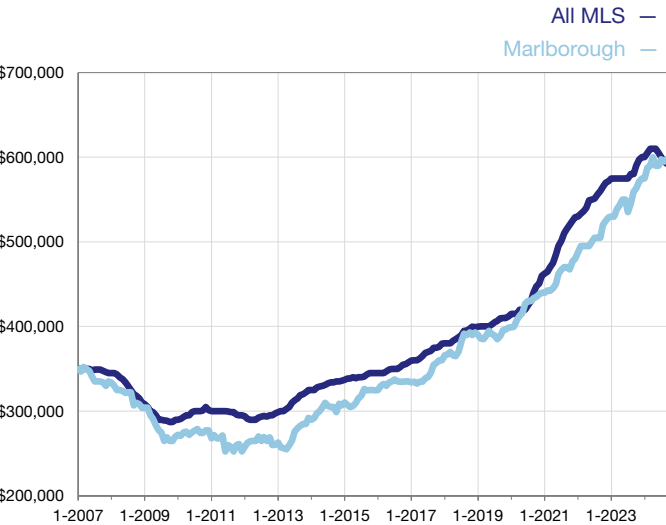
Single-Family Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	16	20	+ 25.0%	142	173	+ 21.8%
Closed Sales	13	16	+ 23.1%	142	161	+ 13.4%
Median Sales Price*	\$590,000	\$651,000	+ 10.3%	\$565,950	\$605,500	+ 7.0%
Inventory of Homes for Sale	33	28	- 15.2%	--	--	--
Months Supply of Inventory	2.1	1.5	- 28.6%	--	--	--
Cumulative Days on Market Until Sale	16	24	+ 50.0%	27	26	- 3.7%
Percent of Original List Price Received*	105.9%	99.9%	- 5.7%	102.4%	102.6%	+ 0.2%
New Listings	26	15	- 42.3%	171	203	+ 18.7%

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

Condominium Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	3	4	+ 33.3%	72	63	- 12.5%
Closed Sales	11	3	- 72.7%	67	62	- 7.5%
Median Sales Price*	\$449,000	\$360,000	- 19.8%	\$450,000	\$425,000	- 5.6%
Inventory of Homes for Sale	7	5	- 28.6%	--	--	--
Months Supply of Inventory	1.0	0.8	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	15	19	+ 26.7%	21	22	+ 4.8%
Percent of Original List Price Received*	102.9%	98.1%	- 4.7%	102.9%	102.9%	0.0%
New Listings	7	5	- 28.6%	84	70	- 16.7%

* 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

