

# Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Marlborough

### Single-Family Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	26	37	+ 42.3%	168	205	+ 22.0%
Closed Sales	19	12	- 36.8%	161	173	+ 7.5%
Median Sales Price*	\$590,000	\$597,500	+ 1.3%	\$572,000	\$605,500	+ 5.9%
Inventory of Homes for Sale	22	21	- 4.5%	--	--	--
Months Supply of Inventory	1.3	1.1	- 15.4%	--	--	--
Cumulative Days on Market Until Sale	36	39	+ 8.3%	28	27	- 3.6%
Percent of Original List Price Received*	102.0%	100.8%	- 1.2%	102.4%	102.4%	0.0%
New Listings	17	34	+ 100.0%	188	236	+ 25.5%

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

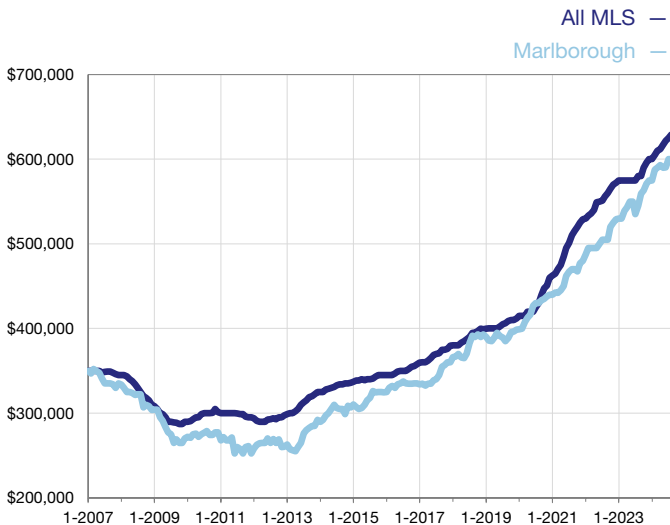
### Condominium Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	6	9	+ 50.0%	78	71	- 9.0%
Closed Sales	5	5	0.0%	72	67	- 6.9%
Median Sales Price*	\$599,900	\$510,000	- 15.0%	\$450,000	\$429,900	- 4.5%
Inventory of Homes for Sale	7	8	+ 14.3%	--	--	--
Months Supply of Inventory	1.0	1.2	+ 20.0%	--	--	--
Cumulative Days on Market Until Sale	24	44	+ 83.3%	21	24	+ 14.3%
Percent of Original List Price Received*	98.6%	95.6%	- 3.0%	102.6%	102.3%	- 0.3%
New Listings	7	11	+ 57.1%	91	82	- 9.9%

\* 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

