

Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Marlborough

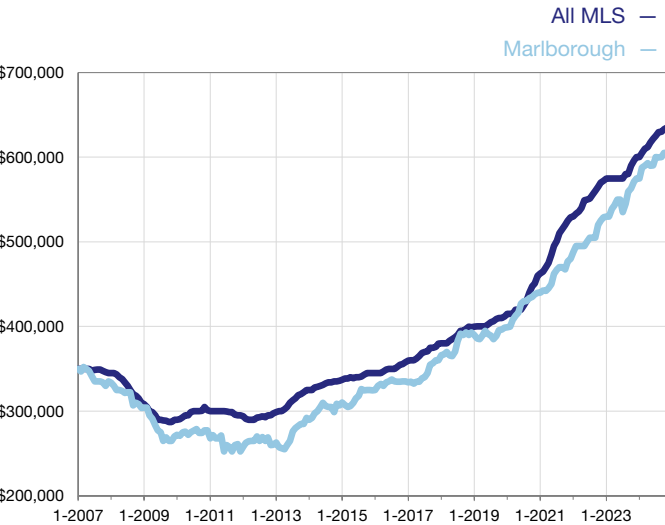
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	12	21	+ 75.0%	180	221	+ 22.8%
Closed Sales	21	24	+ 14.3%	182	198	+ 8.8%
Median Sales Price*	\$610,000	\$647,500	+ 6.1%	\$575,000	\$609,140	+ 5.9%
Inventory of Homes for Sale	18	12	- 33.3%	--	--	--
Months Supply of Inventory	1.1	0.6	- 45.5%	--	--	--
Cumulative Days on Market Until Sale	28	52	+ 85.7%	28	30	+ 7.1%
Percent of Original List Price Received*	100.8%	97.1%	- 3.7%	102.2%	101.8%	- 0.4%
New Listings	12	13	+ 8.3%	200	248	+ 24.0%

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

Condominium Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	5	2	- 60.0%	83	73	- 12.0%
Closed Sales	4	6	+ 50.0%	76	73	- 3.9%
Median Sales Price*	\$357,500	\$520,000	+ 45.5%	\$450,000	\$435,000	- 3.3%
Inventory of Homes for Sale	7	10	+ 42.9%	--	--	--
Months Supply of Inventory	1.0	1.6	+ 60.0%	--	--	--
Cumulative Days on Market Until Sale	15	13	- 13.3%	21	23	+ 9.5%
Percent of Original List Price Received*	102.1%	100.5%	- 1.6%	102.5%	102.2%	- 0.3%
New Listings	6	6	0.0%	97	87	- 10.3%

* 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

