

Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Marlborough

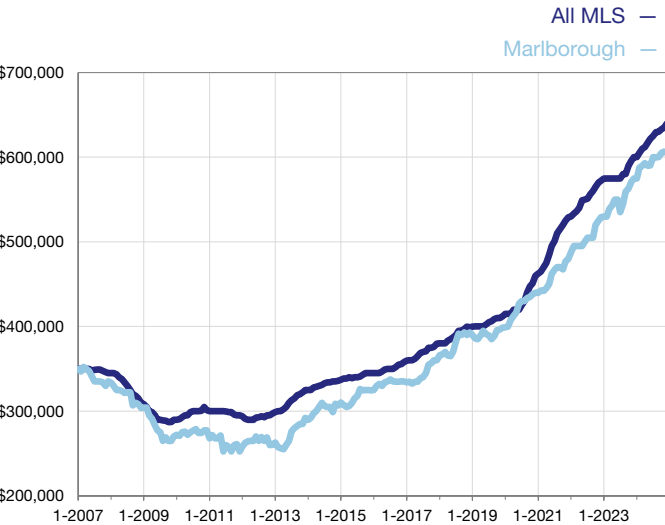
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	10	9	- 10.0%	190	225	+ 18.4%
Closed Sales	16	21	+ 31.3%	198	219	+ 10.6%
Median Sales Price*	\$542,750	\$592,500	+ 9.2%	\$575,000	\$605,500	+ 5.3%
Inventory of Homes for Sale	13	11	- 15.4%	--	--	--
Months Supply of Inventory	0.8	0.6	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	24	28	+ 16.7%	27	30	+ 11.1%
Percent of Original List Price Received*	100.7%	99.4%	- 1.3%	102.1%	101.6%	- 0.5%
New Listings	7	4	- 42.9%	207	251	+ 21.3%

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

Condominium Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	3	7	+ 133.3%	86	80	- 7.0%
Closed Sales	7	6	- 14.3%	83	79	- 4.8%
Median Sales Price*	\$388,000	\$445,000	+ 14.7%	\$450,000	\$435,000	- 3.3%
Inventory of Homes for Sale	6	5	- 16.7%	--	--	--
Months Supply of Inventory	0.8	0.8	0.0%	--	--	--
Cumulative Days on Market Until Sale	20	34	+ 70.0%	21	24	+ 14.3%
Percent of Original List Price Received*	102.1%	98.1%	- 3.9%	102.5%	101.9%	- 0.6%
New Listings	2	5	+ 150.0%	99	92	- 7.1%

* 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

