

Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Marlborough

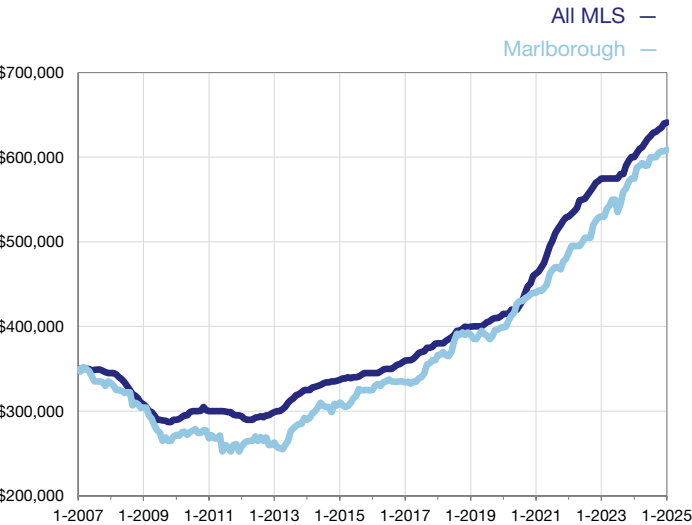
Single-Family Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	8	12	+ 50.0%	8	12	+ 50.0%
Closed Sales	9	11	+ 22.2%	9	11	+ 22.2%
Median Sales Price*	\$560,000	\$590,000	+ 5.4%	\$560,000	\$590,000	+ 5.4%
Inventory of Homes for Sale	13	12	- 7.7%	--	--	--
Months Supply of Inventory	0.8	0.6	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	52	22	- 57.7%	52	22	- 57.7%
Percent of Original List Price Received*	95.9%	100.9%	+ 5.2%	95.9%	100.9%	+ 5.2%
New Listings	8	15	+ 87.5%	8	15	+ 87.5%

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

Condominium Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	4	4	0.0%	4	4	0.0%
Closed Sales	5	5	0.0%	5	5	0.0%
Median Sales Price*	\$514,900	\$285,000	- 44.6%	\$514,900	\$285,000	- 44.6%
Inventory of Homes for Sale	7	5	- 28.6%	--	--	--
Months Supply of Inventory	1.0	1.6	+ 60.0%	--	--	--
Cumulative Days on Market Until Sale	32	36	+ 12.5%	32	36	+ 12.5%
Percent of Original List Price Received*	100.6%	97.0%	- 3.6%	100.6%	97.0%	- 3.6%
New Listings	5	5	0.0%	5	5	0.0%

* 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

