

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Marlborough

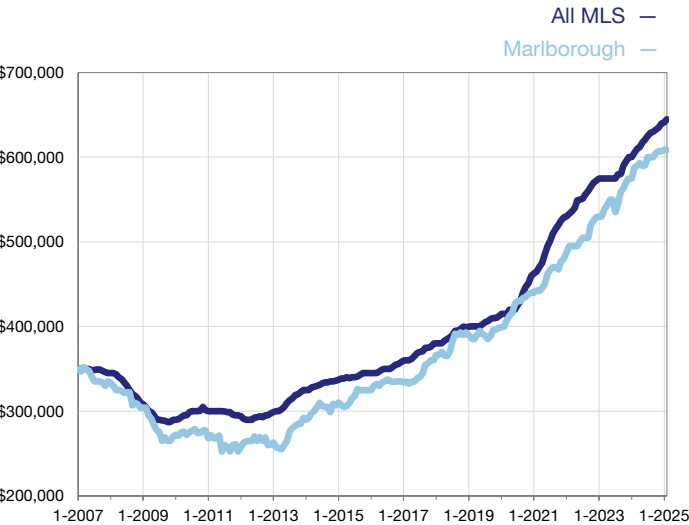
Single-Family Properties				February			Year to Date		
Key Metrics				2024	2025	+ / -	2024	2025	+ / -
Pending Sales				10	13	+ 30.0%	18	23	+ 27.8%
Closed Sales				7	10	+ 42.9%	16	21	+ 31.3%
Median Sales Price*				\$699,900	\$652,500	- 6.8%	\$597,500	\$630,000	+ 5.4%
Inventory of Homes for Sale				17	10	- 41.2%	--	--	--
Months Supply of Inventory				1.1	0.5	- 54.5%	--	--	--
Cumulative Days on Market Until Sale				86	34	- 60.5%	67	28	- 58.2%
Percent of Original List Price Received*				96.3%	101.7%	+ 5.6%	96.1%	101.3%	+ 5.4%
New Listings				15	11	- 26.7%	23	26	+ 13.0%

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

Condominium Properties				February			Year to Date		
Key Metrics				2024	2025	+ / -	2024	2025	+ / -
Pending Sales				8	4	- 50.0%	12	8	- 33.3%
Closed Sales				5	3	- 40.0%	10	8	- 20.0%
Median Sales Price*				\$435,000	\$515,000	+ 18.4%	\$494,950	\$423,000	- 14.5%
Inventory of Homes for Sale				4	3	- 25.0%	--	--	--
Months Supply of Inventory				0.6	0.5	- 16.7%	--	--	--
Cumulative Days on Market Until Sale				33	29	- 12.1%	33	33	0.0%
Percent of Original List Price Received*				103.8%	108.1%	+ 4.1%	102.2%	101.1%	- 1.1%
New Listings				5	2	- 60.0%	10	7	- 30.0%

* 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

