

Marlborough

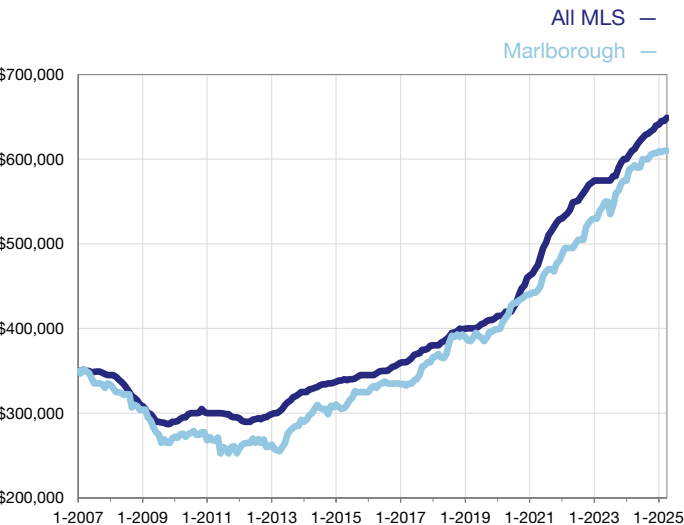
Single-Family Properties	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	21	22	+ 4.8%	61	59	- 3.3%
Closed Sales	15	14	- 6.7%	45	46	+ 2.2%
Median Sales Price*	\$591,000	\$595,500	+ 0.8%	\$590,000	\$606,750	+ 2.8%
Inventory of Homes for Sale	16	28	+ 75.0%	--	--	--
Months Supply of Inventory	1.0	1.5	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	13	14	+ 7.7%	38	27	- 28.9%
Percent of Original List Price Received*	104.3%	105.2%	+ 0.9%	100.4%	102.9%	+ 2.5%
New Listings	23	36	+ 56.5%	67	83	+ 23.9%

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

Condominium Properties	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	8	7	- 12.5%	25	20	- 20.0%
Closed Sales	4	3	- 25.0%	19	14	- 26.3%
Median Sales Price*	\$260,500	\$475,000	+ 82.3%	\$385,000	\$460,000	+ 19.5%
Inventory of Homes for Sale	11	12	+ 9.1%	--	--	--
Months Supply of Inventory	1.6	1.9	+ 18.8%	--	--	--
Cumulative Days on Market Until Sale	13	50	+ 284.6%	30	36	+ 20.0%
Percent of Original List Price Received*	104.8%	102.8%	- 1.9%	103.1%	101.1%	- 1.9%
New Listings	14	14	0.0%	31	28	- 9.7%

* 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

