

Marlborough

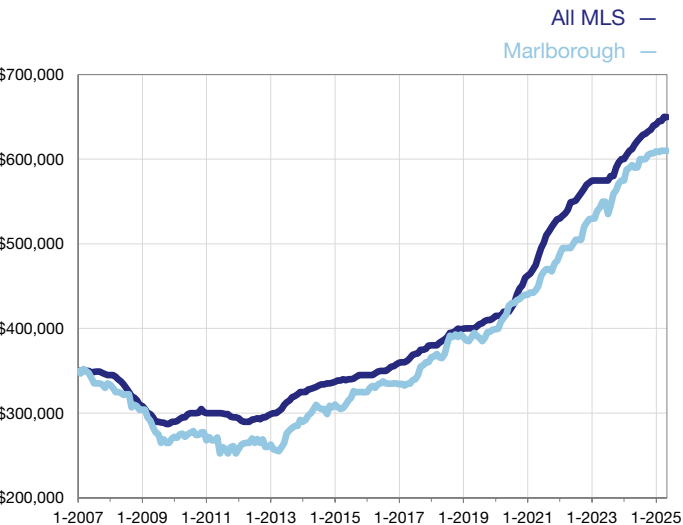
Single-Family Properties				Year to Date		
Key Metrics	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	20	21	+ 5.0%	81	75	- 7.4%
Closed Sales	23	15	- 34.8%	68	62	- 8.8%
Median Sales Price*	\$590,000	\$565,000	- 4.2%	\$590,000	\$606,000	+ 2.7%
Inventory of Homes for Sale	32	44	+ 37.5%	--	--	--
Months Supply of Inventory	1.9	2.4	+ 26.3%	--	--	--
Cumulative Days on Market Until Sale	23	28	+ 21.7%	33	27	- 18.2%
Percent of Original List Price Received*	105.1%	103.1%	- 1.9%	102.0%	103.1%	+ 1.1%
New Listings	37	36	- 2.7%	104	116	+ 11.5%

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

Condominium Properties				Year to Date		
Key Metrics	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	11	12	+ 9.1%	36	31	- 13.9%
Closed Sales	9	7	- 22.2%	28	21	- 25.0%
Median Sales Price*	\$299,900	\$470,000	+ 56.7%	\$342,500	\$470,000	+ 37.2%
Inventory of Homes for Sale	8	10	+ 25.0%	--	--	--
Months Supply of Inventory	1.1	1.6	+ 45.5%	--	--	--
Cumulative Days on Market Until Sale	19	16	- 15.8%	27	29	+ 7.4%
Percent of Original List Price Received*	103.7%	102.7%	- 1.0%	103.3%	101.6%	- 1.6%
New Listings	9	9	0.0%	40	38	- 5.0%

* 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

