

Marlborough

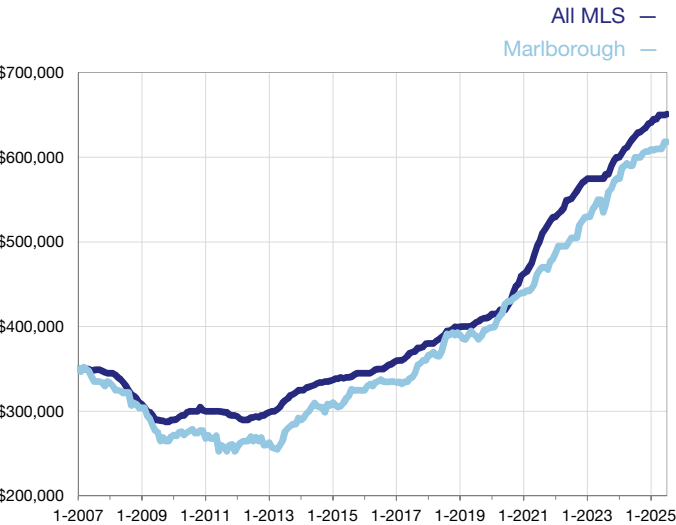
Single-Family Properties	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	20	26	+ 30.0%	132	129	- 2.3%
Closed Sales	32	28	- 12.5%	119	117	- 1.7%
Median Sales Price*	\$614,140	\$619,450	+ 0.9%	\$608,280	\$630,000	+ 3.6%
Inventory of Homes for Sale	34	38	+ 11.8%	--	--	--
Months Supply of Inventory	1.9	2.1	+ 10.5%	--	--	--
Cumulative Days on Market Until Sale	17	29	+ 70.6%	26	27	+ 3.8%
Percent of Original List Price Received*	103.0%	99.3%	- 3.6%	103.0%	101.4%	- 1.6%
New Listings	24	22	- 8.3%	159	171	+ 7.5%

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

Condominium Properties	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	11	9	- 18.2%	53	48	- 9.4%
Closed Sales	7	13	+ 85.7%	46	40	- 13.0%
Median Sales Price*	\$447,050	\$408,500	- 8.6%	\$382,500	\$450,000	+ 17.6%
Inventory of Homes for Sale	7	14	+ 100.0%	--	--	--
Months Supply of Inventory	1.1	2.2	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	29	29	0.0%	25	27	+ 8.0%
Percent of Original List Price Received*	100.3%	100.0%	- 0.3%	103.2%	101.0%	- 2.1%
New Listings	11	14	+ 27.3%	58	61	+ 5.2%

* 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

