

Local Market Update – March 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Marlborough

Single-Family Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	14	20	+ 42.9%	36	36	0.0%
Closed Sales	13	8	- 38.5%	33	35	+ 6.1%
Median Sales Price*	\$655,000	\$655,000	0.0%	\$630,000	\$650,000	+ 3.2%
Inventory of Homes for Sale	19	25	+ 31.6%	--	--	--
Months Supply of Inventory	1.0	1.3	+ 30.0%	--	--	--
Cumulative Days on Market Until Sale	41	37	- 9.8%	33	61	+ 84.8%
Percent of Original List Price Received*	102.9%	96.9%	- 5.8%	101.6%	97.9%	- 3.6%
New Listings	20	26	+ 30.0%	46	49	+ 6.5%

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

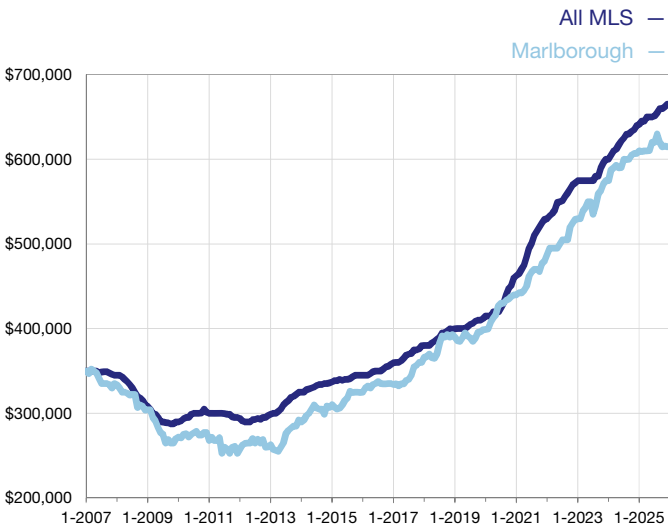
Condominium Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	5	9	+ 80.0%	13	21	+ 61.5%
Closed Sales	3	2	- 33.3%	12	15	+ 25.0%
Median Sales Price*	\$550,000	\$470,000	- 14.5%	\$472,500	\$289,500	- 38.7%
Inventory of Homes for Sale	8	13	+ 62.5%	--	--	--
Months Supply of Inventory	1.2	1.9	+ 58.3%	--	--	--
Cumulative Days on Market Until Sale	28	33	+ 17.9%	31	55	+ 77.4%
Percent of Original List Price Received*	99.2%	99.6%	+ 0.4%	101.5%	93.4%	- 8.0%
New Listings	8	14	+ 75.0%	15	19	+ 26.7%

* 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

