

Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Marlborough

Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	17	30	+ 76.5%	53	63	+ 18.9%
Closed Sales	14	11	- 21.4%	47	46	- 2.1%
Median Sales Price*	\$595,500	\$528,000	- 11.3%	\$615,000	\$622,450	+ 1.2%
Inventory of Homes for Sale	32	31	- 3.1%	--	--	--
Months Supply of Inventory	1.8	1.6	- 11.1%	--	--	--
Cumulative Days on Market Until Sale	14	33	+ 135.7%	27	54	+ 100.0%
Percent of Original List Price Received*	105.2%	101.8%	- 3.2%	102.7%	98.9%	- 3.7%
New Listings	33	35	+ 6.1%	79	82	+ 3.8%

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

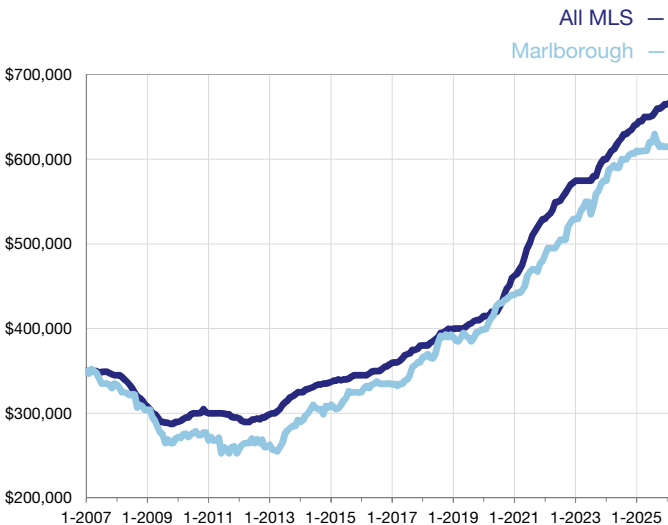
Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	6	14	+ 133.3%	19	32	+ 68.4%
Closed Sales	3	8	+ 166.7%	15	23	+ 53.3%
Median Sales Price*	\$475,000	\$410,000	- 13.7%	\$475,000	\$312,000	- 34.3%
Inventory of Homes for Sale	16	20	+ 25.0%	--	--	--
Months Supply of Inventory	2.5	2.7	+ 8.0%	--	--	--
Cumulative Days on Market Until Sale	50	56	+ 12.0%	35	56	+ 60.0%
Percent of Original List Price Received*	102.8%	92.6%	- 9.9%	101.8%	93.1%	- 8.5%
New Listings	15	18	+ 20.0%	30	37	+ 23.3%

* 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

