

Marlborough

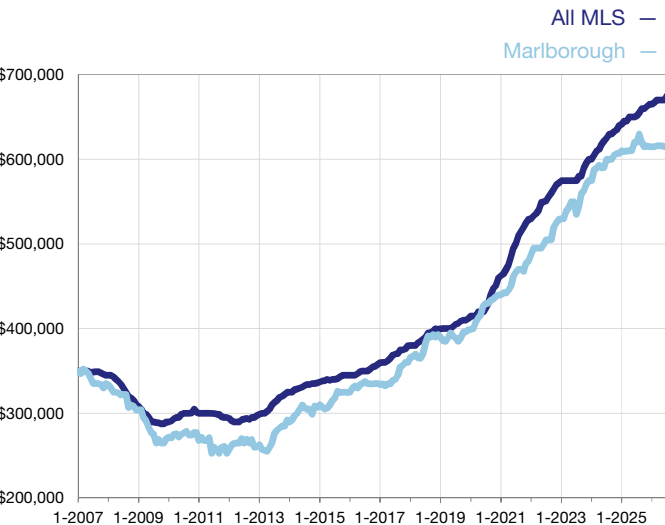
Single-Family Properties	July			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	26	25	- 3.8%	128	119	- 7.0%
Closed Sales	30	16	- 46.7%	118	112	- 5.1%
Median Sales Price*	\$619,450	\$856,350	+ 38.2%	\$630,000	\$632,500	+ 0.4%
Inventory of Homes for Sale	43	38	- 11.6%	--	--	--
Months Supply of Inventory	2.3	2.1	- 8.7%	--	--	--
Cumulative Days on Market Until Sale	28	35	+ 25.0%	27	47	+ 74.1%
Percent of Original List Price Received*	99.3%	101.5%	+ 2.2%	101.3%	99.4%	- 1.9%
New Listings	23	25	+ 8.7%	171	152	- 11.1%

* 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		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	8	11	+ 37.5%	48	58	+ 20.8%
Closed Sales	13	9	- 30.8%	42	52	+ 23.8%
Median Sales Price*	\$408,500	\$272,000	- 33.4%	\$460,000	\$318,500	- 30.8%
Inventory of Homes for Sale	16	16	0.0%	--	--	--
Months Supply of Inventory	2.5	2.3	- 8.0%	--	--	--
Cumulative Days on Market Until Sale	29	30	+ 3.4%	31	40	+ 29.0%
Percent of Original List Price Received*	100.0%	99.2%	- 0.8%	101.2%	96.9%	- 4.2%
New Listings	14	8	- 42.9%	61	68	+ 11.5%

* 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

