

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Marlborough

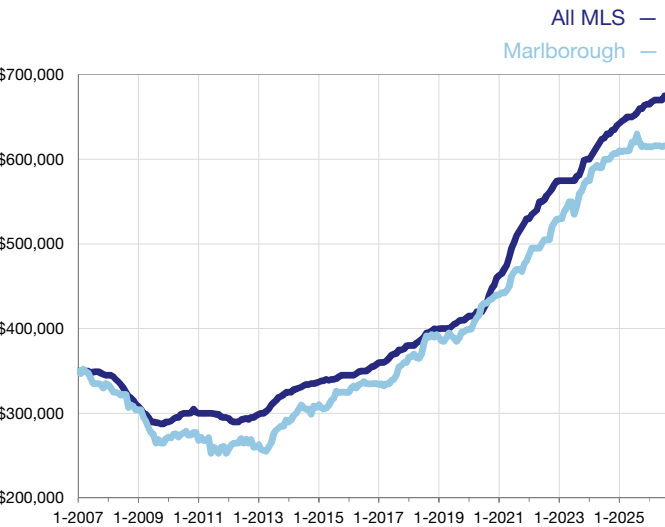
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	22	24	+ 9.1%	150	137	- 8.7%
Closed Sales	18	19	+ 5.6%	136	131	- 3.7%
Median Sales Price*	\$619,000	\$585,000	- 5.5%	\$629,900	\$625,000	- 0.8%
Inventory of Homes for Sale	42	34	- 19.0%	--	--	--
Months Supply of Inventory	2.3	1.9	- 17.4%	--	--	--
Cumulative Days on Market Until Sale	37	31	- 16.2%	29	45	+ 55.2%
Percent of Original List Price Received*	97.4%	98.8%	+ 1.4%	100.7%	99.3%	- 1.4%
New Listings	25	22	- 12.0%	196	172	- 12.2%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	5	8	+ 60.0%	53	66	+ 24.5%
Closed Sales	6	8	+ 33.3%	48	61	+ 27.1%
Median Sales Price*	\$306,000	\$341,500	+ 11.6%	\$447,500	\$325,000	- 27.4%
Inventory of Homes for Sale	12	17	+ 41.7%	--	--	--
Months Supply of Inventory	1.9	2.3	+ 21.1%	--	--	--
Cumulative Days on Market Until Sale	32	39	+ 21.9%	31	40	+ 29.0%
Percent of Original List Price Received*	98.4%	97.1%	- 1.3%	100.9%	96.9%	- 4.0%
New Listings	3	12	+ 300.0%	64	81	+ 26.6%

* 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

