

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Marlborough

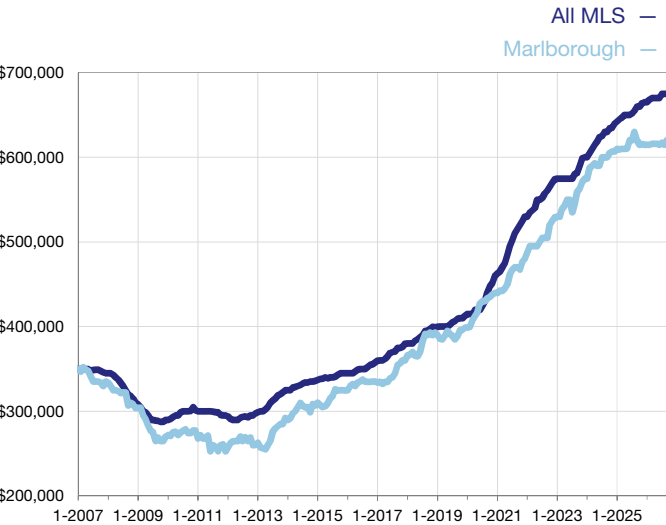
Single-Family Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	17	19	+ 11.8%	167	153	- 8.4%
Closed Sales	21	21	0.0%	157	153	- 2.5%
Median Sales Price*	\$545,000	\$670,000	+ 22.9%	\$620,000	\$628,125	+ 1.3%
Inventory of Homes for Sale	59	35	- 40.7%	--	--	--
Months Supply of Inventory	3.2	2.0	- 37.5%	--	--	--
Cumulative Days on Market Until Sale	41	45	+ 9.8%	30	44	+ 46.7%
Percent of Original List Price Received*	97.8%	99.0%	+ 1.2%	100.4%	99.3%	- 1.1%
New Listings	37	25	- 32.4%	233	198	- 15.0%

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

Condominium Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	8	7	- 12.5%	61	73	+ 19.7%
Closed Sales	14	6	- 57.1%	62	67	+ 8.1%
Median Sales Price*	\$487,500	\$490,000	+ 0.5%	\$450,000	\$386,000	- 14.2%
Inventory of Homes for Sale	14	14	0.0%	--	--	--
Months Supply of Inventory	2.1	1.9	- 9.5%	--	--	--
Cumulative Days on Market Until Sale	35	73	+ 108.6%	32	43	+ 34.4%
Percent of Original List Price Received*	99.4%	95.2%	- 4.2%	100.5%	96.7%	- 3.8%
New Listings	13	7	- 46.2%	77	87	+ 13.0%

* 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

