

METROWEST TOWN SPOTLIGHT

Marlborough

A growing city at the crossroads of I-495 and I-290.



Market snapshot

Home sales June 1 - August 31, 2026

\$575K

Median sale price
-6.6% vs. last year

94

Homes sold since June 1

22 days

Median time on market

100.5%

Sale-to-list price

Why you'll love Marlborough



Assabet River Rail Trail for walking and biking



Lake Williams and Fort Meadow Reservoir



Major employers along the I-495 corridor



Apex Center of Entertainment and nearby shopping



≈30 mi

to downtown Boston



Nearby

Southborough station



K-12

plus Assabet Valley Regional Tech



MORNING FAVORITES

Small Blue Elephant · The Coffee Loft · Lost Shoe Roasting Co.

Thinking about Marlborough? Let's find your fit.



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Living in Marlborough

Schools, getting around, dining and local favorites.



Schools

PUBLIC

Marlborough Public Schools serve grades K-12 with Marlborough High School; Assabet Valley Regional Technical High School is also in town.

PRIVATE

- **New England Innovation Academy** · Grades 6-12
- **Hillside School** · Boys' boarding and day school
- **Glenhaven Academy** · Grades 6-12, special education



Getting to Boston

BY CAR

About 30 miles to downtown Boston via Route 20 or I-495 to I-90.

COMMUTER RAIL

No station in town; Southborough station (Framingham/Worcester Line) is nearby, about 70 min to South Station.



Best bites

- **Firefly's BBQ** · Barbecue
- **Welly's Restaurant** · Seafood
- **Evviva Trattoria** · Italian
- **Linguine's Italian Eatery** · Italian and pizza



Downtown & local favorites

Main Street has local restaurants, shops and community events in a walkable historic downtown.

SHOPS

Word on the Street
(books)

Main Street shops

MARKETS

Master Cut Meat
Market

Mineirão Market
(Brazilian)

Brothers Market

SPAS

Nina di Fiori
Aesthetics & Spa

Serene-Scape Day
Spa

FITNESS

SPENGA

Orangetheory Fitness

Encompass Fitness
Center

Market data: Redfin, all home types, sales June 1 – August 31, 2026. Drive distances approximate; train times from MBTA weekday local schedule. Data deemed reliable but not guaranteed. Dining from TripAdvisor rankings; local businesses from Google ratings, September 2026. School lists from Private School Review and local sources.



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