

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

New Marlborough

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	4	0	- 100.0%	30	17	- 43.3%
Closed Sales	4	3	- 25.0%	23	21	- 8.7%
Median Sales Price*	\$722,450	\$755,000	+ 4.5%	\$585,000	\$750,000	+ 28.2%
Inventory of Homes for Sale	14	5	- 64.3%	--	--	--
Months Supply of Inventory	5.1	2.5	- 51.0%	--	--	--
Cumulative Days on Market Until Sale	101	111	+ 9.9%	93	133	+ 43.0%
Percent of Original List Price Received*	100.7%	95.7%	- 5.0%	99.4%	95.2%	- 4.2%
New Listings	2	1	- 50.0%	42	22	- 47.6%

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

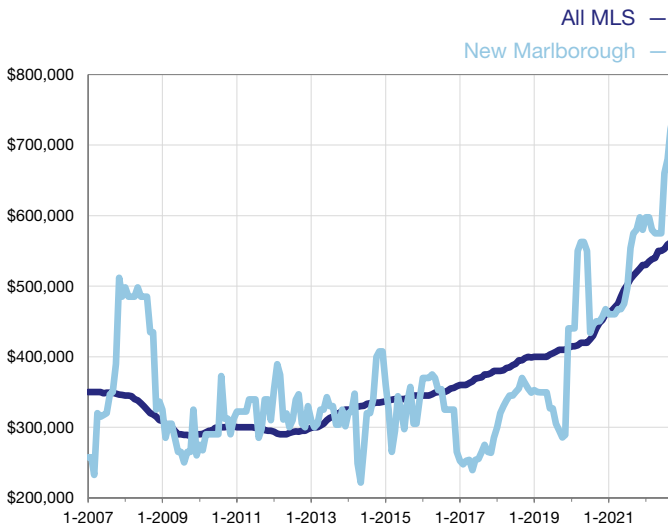
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	0	0	--	0	0	--
Closed Sales	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	0	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
New Listings	0	0	--	0	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

