

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

New Marlborough

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	2	0.0%	19	24	+ 26.3%
Closed Sales	1	3	+ 200.0%	22	22	0.0%
Median Sales Price*	\$795,000	\$295,000	- 62.9%	\$752,500	\$732,500	- 2.7%
Inventory of Homes for Sale	4	11	+ 175.0%	--	--	--
Months Supply of Inventory	1.9	5.0	+ 163.2%	--	--	--
Cumulative Days on Market Until Sale	104	56	- 46.2%	132	97	- 26.5%
Percent of Original List Price Received*	80.7%	97.0%	+ 20.2%	94.6%	94.7%	+ 0.1%
New Listings	0	3	--	23	41	+ 78.3%

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

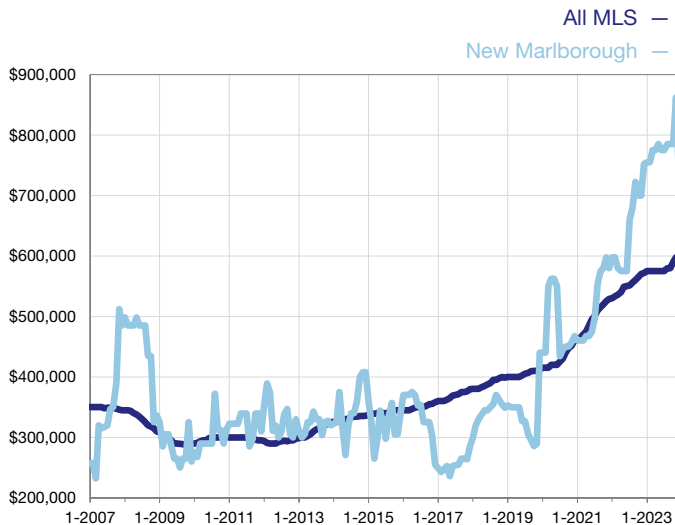
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
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

