

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

New Marlborough

Single-Family Properties

Key Metrics	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	2	2	0.0%	14	13	- 7.1%
Closed Sales	4	2	- 50.0%	15	15	0.0%
Median Sales Price*	\$1,115,000	\$510,000	- 54.3%	\$930,000	\$620,000	- 33.3%
Inventory of Homes for Sale	14	15	+ 7.1%	--	--	--
Months Supply of Inventory	6.6	7.5	+ 13.6%	--	--	--
Cumulative Days on Market Until Sale	100	184	+ 84.0%	105	147	+ 40.0%
Percent of Original List Price Received*	95.2%	92.1%	- 3.3%	95.3%	92.5%	- 2.9%
New Listings	4	4	0.0%	28	20	- 28.6%

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

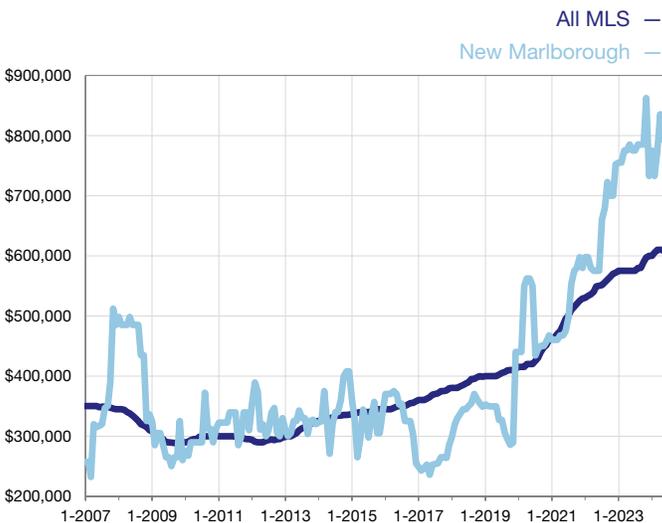
Condominium Properties

Key Metrics	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
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

