

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

New Marlborough

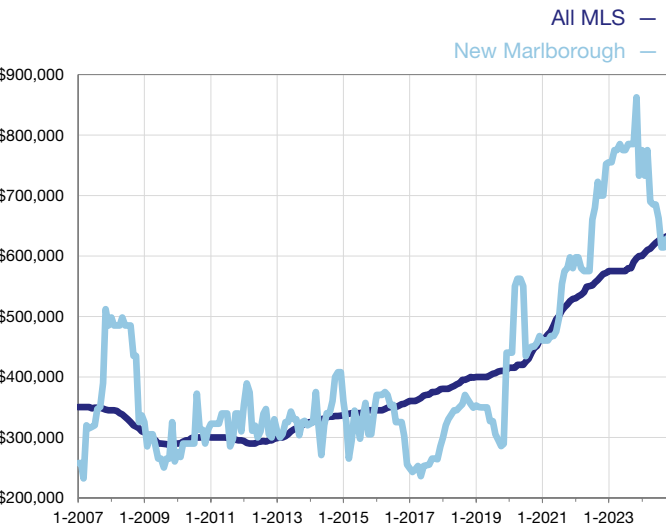
Single-Family Properties				October			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				5	0	- 100.0%	21	15	- 28.6%
Closed Sales				1	3	+ 200.0%	16	18	+ 12.5%
Median Sales Price*				\$608,300	\$638,000	+ 4.9%	\$852,500	\$629,000	- 26.2%
Inventory of Homes for Sale				12	17	+ 41.7%	--	--	--
Months Supply of Inventory				5.2	9.8	+ 88.5%	--	--	--
Cumulative Days on Market Until Sale				78	214	+ 174.4%	104	158	+ 51.9%
Percent of Original List Price Received*				97.3%	84.0%	- 13.7%	95.4%	91.0%	- 4.6%
New Listings				6	2	- 66.7%	36	26	- 27.8%

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

Condominium Properties				October			Year to Date		
Key Metrics				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

