

Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

New Marlborough

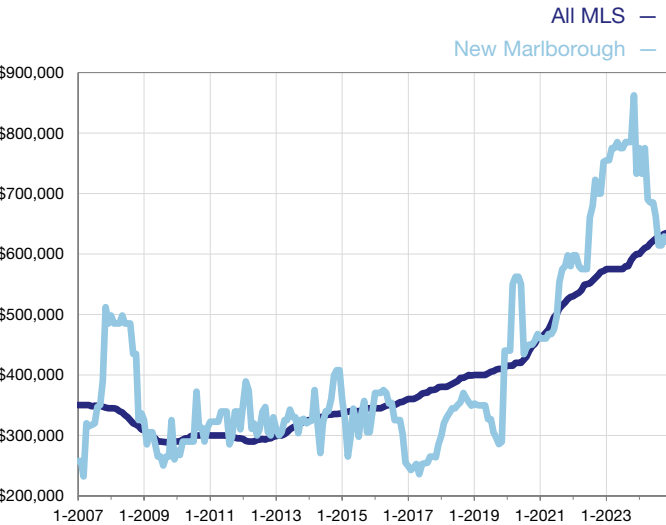
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	1	0.0%	22	17	- 22.7%
Closed Sales	3	1	- 66.7%	19	19	0.0%
Median Sales Price*	\$1,000,000	\$555,000	- 44.5%	\$930,000	\$620,000	- 33.3%
Inventory of Homes for Sale	12	15	+ 25.0%	--	--	--
Months Supply of Inventory	5.5	9.0	+ 63.6%	--	--	--
Cumulative Days on Market Until Sale	99	57	- 42.4%	103	153	+ 48.5%
Percent of Original List Price Received*	88.6%	100.9%	+ 13.9%	94.3%	91.6%	- 2.9%
New Listings	2	2	0.0%	38	28	- 26.3%

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

Condominium Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
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

