

# Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Marlborough

### Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	9	18	+ 100.0%	224	229	+ 2.2%
Closed Sales	22	23	+ 4.5%	220	221	+ 0.5%
Median Sales Price*	\$596,250	<b>\$575,000</b>	- 3.6%	\$606,890	<b>\$615,000</b>	+ 1.3%
Inventory of Homes for Sale	16	17	+ 6.3%	--	--	--
Months Supply of Inventory	0.9	0.9	0.0%	--	--	--
Cumulative Days on Market Until Sale	28	35	+ 25.0%	30	32	+ 6.7%
Percent of Original List Price Received*	99.5%	98.5%	- 1.0%	101.6%	99.7%	- 1.9%
New Listings	4	7	+ 75.0%	249	280	+ 12.4%

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

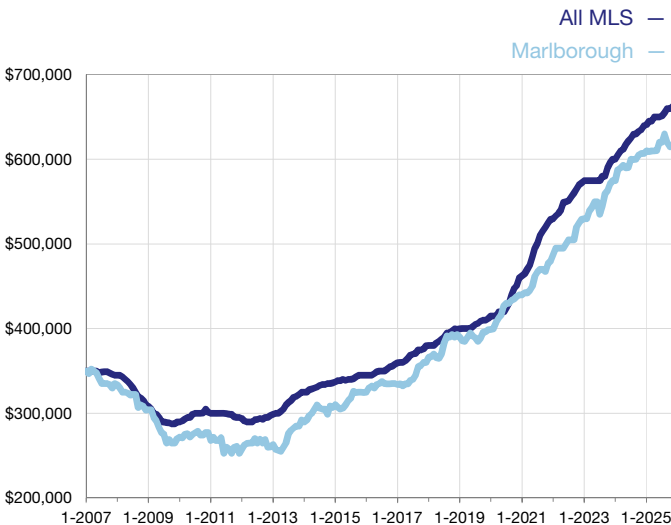
### Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	8	4	- 50.0%	82	76	- 7.3%
Closed Sales	6	4	- 33.3%	79	79	0.0%
Median Sales Price*	\$445,000	<b>\$554,500</b>	+ 24.6%	\$435,000	<b>\$445,000</b>	+ 2.3%
Inventory of Homes for Sale	7	17	+ 142.9%	--	--	--
Months Supply of Inventory	1.0	2.7	+ 170.0%	--	--	--
Cumulative Days on Market Until Sale	34	17	- 50.0%	24	30	+ 25.0%
Percent of Original List Price Received*	98.1%	98.5%	+ 0.4%	101.9%	100.3%	- 1.6%
New Listings	5	7	+ 40.0%	94	104	+ 10.6%

\* 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

