

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

New Marlborough

Single-Family Properties

| Key Metrics | December | | | Year to Date | | |
|------------------------------------------|-------------|------------------|----------|--------------|------------------|---------|
| | 2024 | 2025 | + / - | 2024 | 2025 | + / - |
| Pending Sales | 1 | 3 | + 200.0% | 19 | 28 | + 47.4% |
| Closed Sales | 3 | 2 | - 33.3% | 22 | 21 | - 4.5% |
| Median Sales Price* | \$1,100,000 | \$545,000 | - 50.5% | \$661,500 | \$695,000 | + 5.1% |
| Inventory of Homes for Sale | 16 | 12 | - 25.0% | -- | -- | -- |
| Months Supply of Inventory | 10.1 | 4.7 | - 53.5% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 84 | 117 | + 39.3% | 144 | 158 | + 9.7% |
| Percent of Original List Price Received* | 91.5% | 86.7% | - 5.2% | 91.5% | 91.3% | - 0.2% |
| New Listings | 1 | 0 | - 100.0% | 30 | 46 | + 53.3% |

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

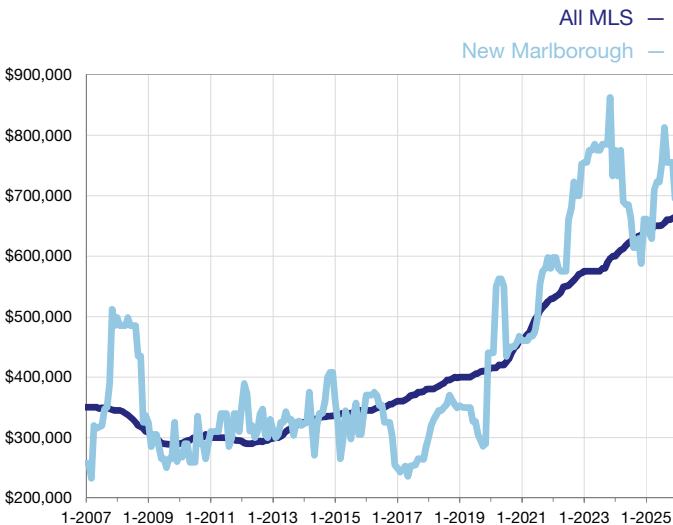
Condominium Properties

| Key Metrics | December | | | Year to Date | | |
|------------------------------------------|----------|------------|-------|--------------|------------|-------|
| | 2024 | 2025 | + / - | 2024 | 2025 | + / - |
| 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

