

# Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Marlborough

### Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	12	8	- 33.3%	22	17	- 22.7%
Closed Sales	10	11	+ 10.0%	20	26	+ 30.0%
Median Sales Price*	\$652,500	<b>\$682,000</b>	+ 4.5%	\$630,000	<b>\$642,450</b>	+ 2.0%
Inventory of Homes for Sale	16	21	+ 31.3%	--	--	--
Months Supply of Inventory	0.8	1.1	+ 37.5%	--	--	--
Cumulative Days on Market Until Sale	34	85	+ 150.0%	28	68	+ 142.9%
Percent of Original List Price Received*	101.7%	98.7%	- 2.9%	100.8%	98.2%	- 2.6%
New Listings	11	11	0.0%	26	23	- 11.5%

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

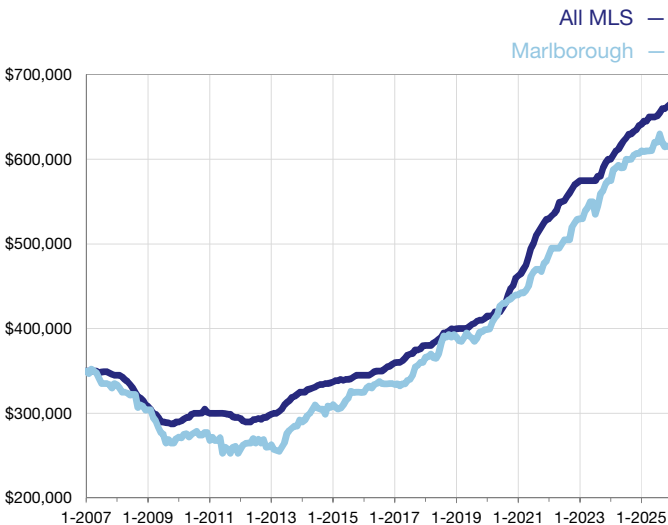
### Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	4	5	+ 25.0%	8	14	+ 75.0%
Closed Sales	3	8	+ 166.7%	9	13	+ 44.4%
Median Sales Price*	\$515,000	<b>\$267,250</b>	- 48.1%	\$445,000	<b>\$269,000</b>	- 39.6%
Inventory of Homes for Sale	6	5	- 16.7%	--	--	--
Months Supply of Inventory	0.9	0.7	- 22.2%	--	--	--
Cumulative Days on Market Until Sale	29	74	+ 155.2%	32	59	+ 84.4%
Percent of Original List Price Received*	108.1%	88.9%	- 17.8%	102.3%	92.4%	- 9.7%
New Listings	2	3	+ 50.0%	7	5	- 28.6%

\* 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

