

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

New Marlborough

Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	2	0	- 100.0%	4	1	- 75.0%
Closed Sales	2	1	- 50.0%	2	3	+ 50.0%
Median Sales Price*	\$755,000	\$87,500	- 88.4%	\$755,000	\$1,525,000	+ 102.0%
Inventory of Homes for Sale	13	11	- 15.4%	--	--	--
Months Supply of Inventory	7.8	4.6	- 41.0%	--	--	--
Cumulative Days on Market Until Sale	129	177	+ 37.2%	129	271	+ 110.1%
Percent of Original List Price Received*	97.7%	72.9%	- 25.4%	97.7%	78.9%	- 19.2%
New Listings	3	1	- 66.7%	3	1	- 66.7%

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

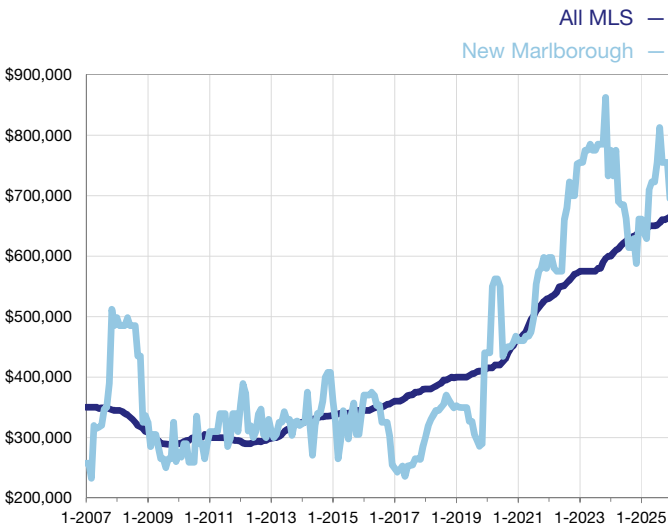
Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	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

