

Local Market Update – March 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

New Marlborough

Single-Family Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	1	1	0.0%	5	2	- 60.0%
Closed Sales	2	3	+ 50.0%	4	7	+ 75.0%
Median Sales Price*	\$1,020,000	\$975,000	- 4.4%	\$755,000	\$1,525,000	+ 102.0%
Inventory of Homes for Sale	10	14	+ 40.0%	--	--	--
Months Supply of Inventory	6.7	5.8	- 13.4%	--	--	--
Cumulative Days on Market Until Sale	220	139	- 36.8%	174	209	+ 20.1%
Percent of Original List Price Received*	79.7%	94.4%	+ 18.4%	88.7%	87.8%	- 1.0%
New Listings	0	4	--	3	5	+ 66.7%

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

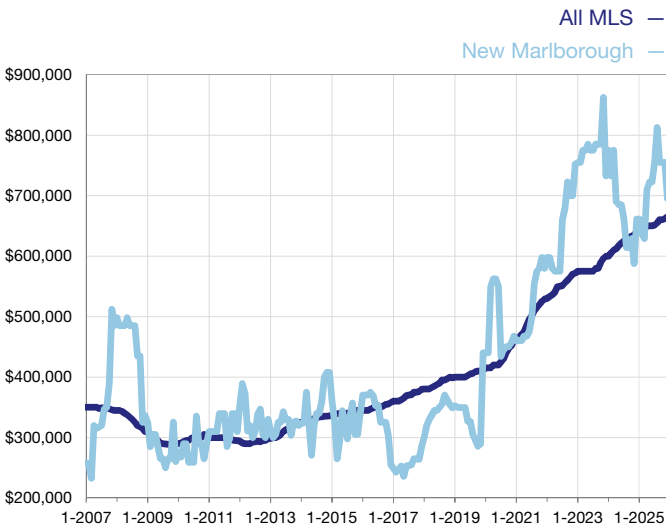
Condominium Properties

Key Metrics	March			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

