

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

New Marlborough

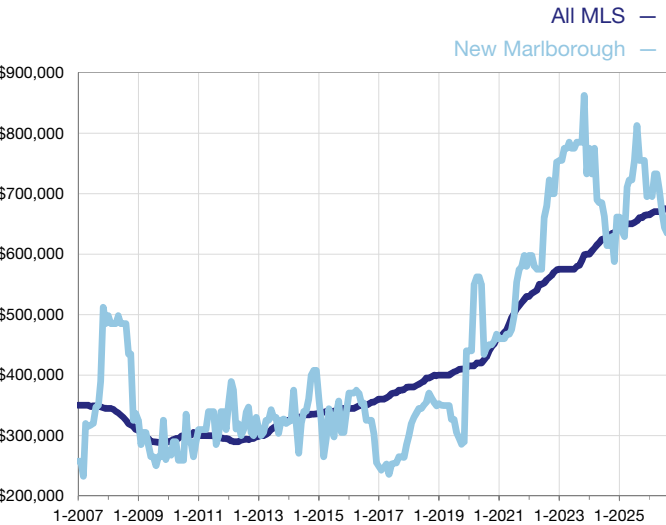
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	1	1	0.0%	15	15	0.0%
Closed Sales	2	2	0.0%	11	19	+ 72.7%
Median Sales Price*	\$1,759,500	\$965,000	- 45.2%	\$775,000	\$800,000	+ 3.2%
Inventory of Homes for Sale	29	20	- 31.0%	--	--	--
Months Supply of Inventory	15.2	8.1	- 46.7%	--	--	--
Cumulative Days on Market Until Sale	78	53	- 32.1%	193	164	- 15.0%
Percent of Original List Price Received*	95.5%	99.3%	+ 4.0%	89.8%	88.1%	- 1.9%
New Listings	7	2	- 71.4%	38	27	- 28.9%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
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

