Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Marlborough

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	24	**21**	- 12.5%	191	**172**	- 9.9%
Closed Sales	23	**15**	- 34.8%	180	**168**	- 6.7%
Median Sales Price*	$570,000	**$689,000**	+ 20.9%	$615,000	**$643,850**	+ 4.7%
Inventory of Homes for Sale	51	**43**	- 15.7%	--	--	--
Months Supply of Inventory	2.8	**2.5**	- 10.7%	--	--	--
Cumulative Days on Market Until Sale	35	**47**	+ 34.3%	31	**45**	+ 45.2%
Percent of Original List Price Received*	98.4%	**99.5%**	+ 1.1%	100.1%	**99.3%**	- 0.8%
New Listings	25	**30**	+ 20.0%	258	**228**	- 11.6%

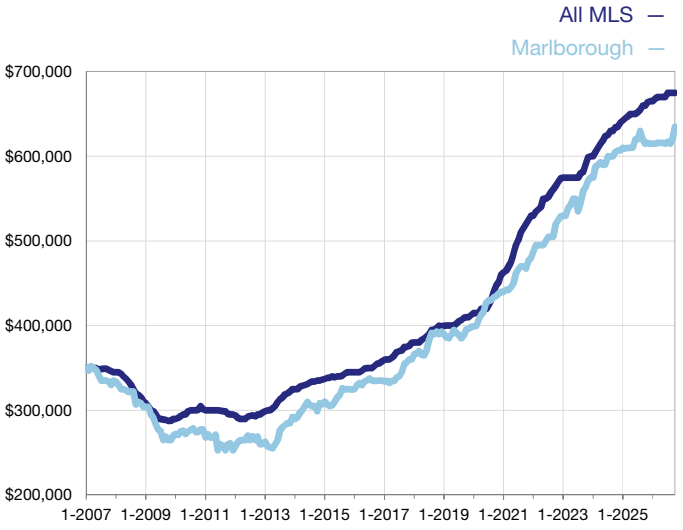
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

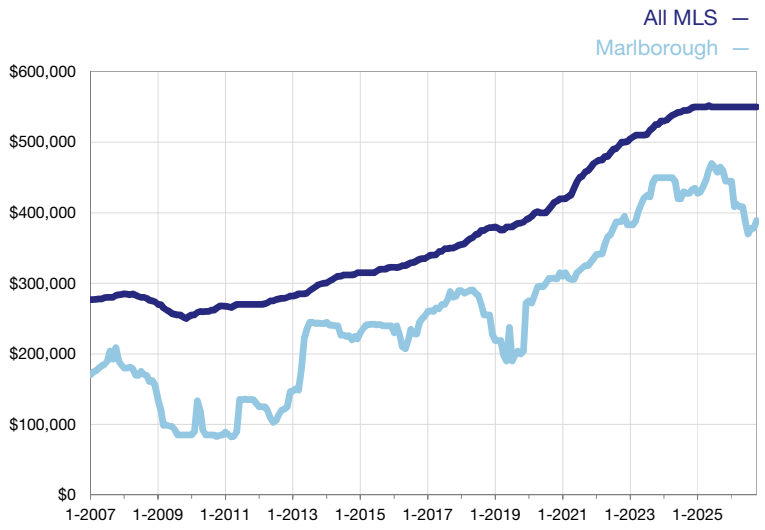
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	5	**8**	+ 60.0%	66	**79**	+ 19.7%
Closed Sales	6	**6**	0.0%	68	**73**	+ 7.4%
Median Sales Price*	$442,450	**$525,000**	+ 18.7%	$450,000	**$400,000**	- 11.1%
Inventory of Homes for Sale	18	**27**	+ 50.0%	--	--	--
Months Supply of Inventory	2.8	**3.7**	+ 32.1%	--	--	--
Cumulative Days on Market Until Sale	27	**18**	- 33.3%	31	**41**	+ 32.3%
Percent of Original List Price Received*	99.8%	**99.9%**	+ 0.1%	100.5%	**97.0%**	- 3.5%
New Listings	13	**24**	+ 84.6%	90	**111**	+ 23.3%

* 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



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