Local Market Update – October 2026

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

New Marlborough

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	1	**1**	0.0%	20	**17**	- 15.0%
Closed Sales	5	**1**	- 80.0%	18	**22**	+ 22.2%
Median Sales Price*	$695,000	**$789,000**	+ 13.5%	$720,000	**$794,500**	+ 10.3%
Inventory of Homes for Sale	31	**20**	- 35.5%	--	--	--
Months Supply of Inventory	14.8	**8.3**	- 43.9%	--	--	--
Cumulative Days on Market Until Sale	124	**120**	- 3.2%	169	**158**	- 6.5%
Percent of Original List Price Received*	91.9%	**95.5%**	+ 3.9%	91.7%	**89.7%**	- 2.2%
New Listings	4	**2**	- 50.0%	49	**32**	- 34.7%

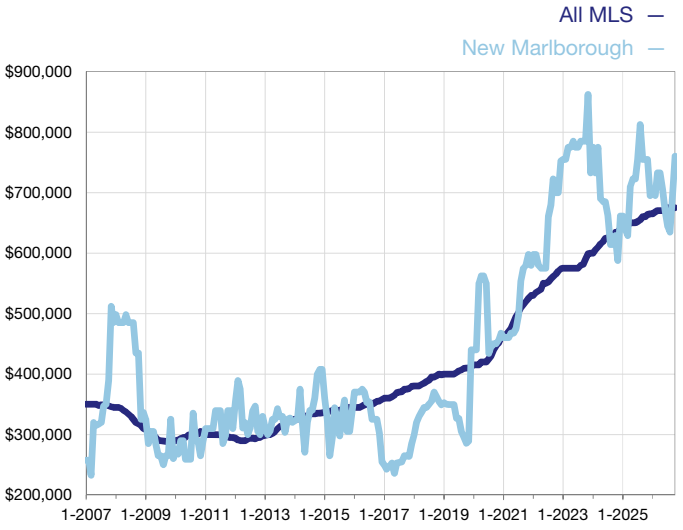
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

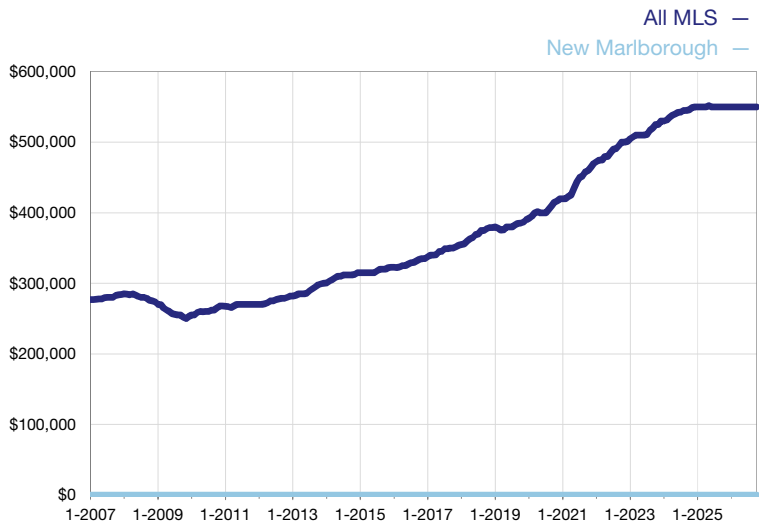
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	0	**0**	--	0	**0**	--
Closed Sales	0	**0**	--	0	**0**	--
Median Sales Price*	$0	**$0**	--	$0	**$0**	--
Inventory of Homes for Sale	0	**0**	--	--	--	--
Months Supply of Inventory	0.0	**0.0**	--	--	--	--
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



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