

Marlborough
Hartford County

Single Family	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	7	5	- 28.6%	66	79	+ 19.7%
Pending Sales	8	6	- 25.0%	58	67	+ 15.5%
Closed Sales	9	6	- 33.3%	56	66	+ 17.9%
Days on Market Until Sale	14	8	- 42.9%	24	22	- 8.3%
Median Sales Price*	\$510,000	\$395,000	- 22.5%	\$457,500	\$435,500	- 4.8%
Average Sales Price*	\$526,111	\$432,500	- 17.8%	\$499,854	\$500,469	+ 0.1%
Percent of List Price Received*	104.0%	106.3%	+ 2.2%	103.4%	105.3%	+ 1.8%
Inventory of Homes for Sale	9	12	+ 33.3%	—	—	—
Months Supply of Inventory	1.8	2.0	+ 11.1%	—	—	—

Townhouse/Condo	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	0	0	0.0%	5	5	0.0%
Pending Sales	0	0	0.0%	5	4	- 20.0%
Closed Sales	0	0	0.0%	5	3	- 40.0%
Days on Market Until Sale	—	—	—	7	10	+ 42.9%
Median Sales Price*	—	—	—	\$356,000	\$320,100	- 10.1%
Average Sales Price*	—	—	—	\$347,600	\$326,700	- 6.0%
Percent of List Price Received*	—	—	—	107.3%	105.0%	- 2.1%
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	0.8	—	—	—	—

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

