## **Local Market Update – November 2025**A Research Tool Provided by SmartMLS



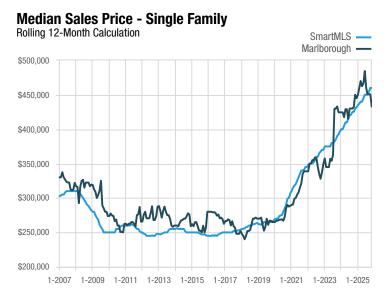
## Marlborough

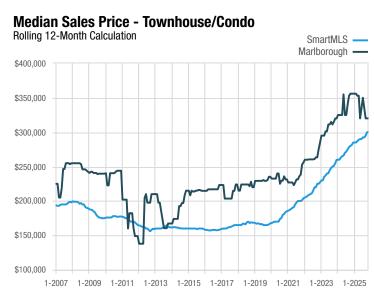
**Hartford County** 

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			_	_	

<sup>\*</sup> 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.





A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.