Local Market Update – October 2016

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

Middleborough

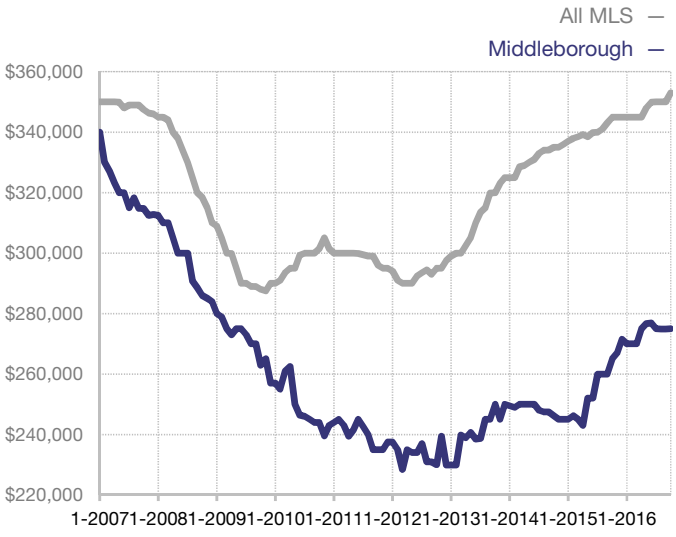
Single-Family Properties	October			Year to Date		
Key Metrics	**2015**	**2016**	**+ / –**	**2015**	**2016**	**+ / –**
Pending Sales	15	**27**	+ 80.0%	207	**262**	+ 26.6%
Closed Sales	26	**28**	+ 7.7%	198	**238**	+ 20.2%
Median Sales Price*	$265,000	**$294,500**	+ 11.1%	$268,500	**$275,000**	+ 2.4%
Inventory of Homes for Sale	110	**66**	- 40.0%	--	--	--
Months Supply of Inventory	5.7	**3.0**	- 47.4%	--	--	--
Cumulative Days on Market Until Sale	88	**69**	- 21.6%	94	**92**	- 2.1%
Percent of Original List Price Received*	94.9%	**95.4%**	+ 0.5%	96.2%	**96.2%**	0.0%
New Listings	33	**23**	- 30.3%	325	**307**	- 5.5%

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

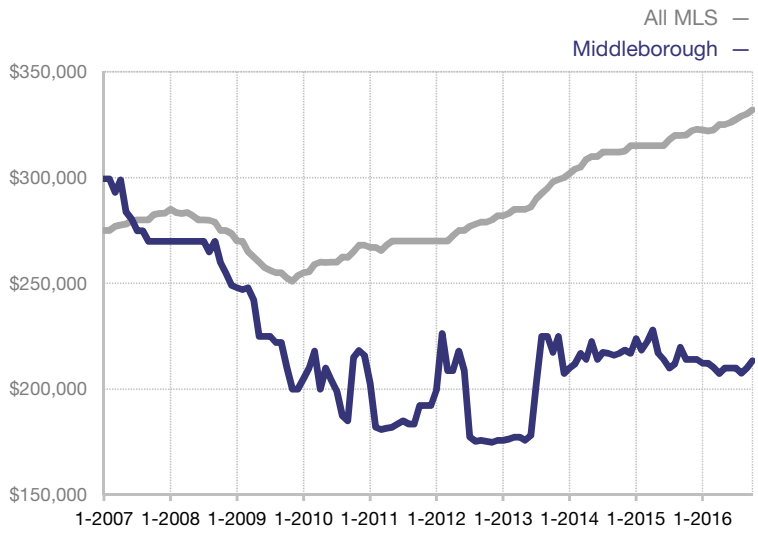
Condominium Properties	October			Year to Date		
Key Metrics	**2015**	**2016**	**+ / –**	**2015**	**2016**	**+ / –**
Pending Sales	2	**1**	- 50.0%	34	**25**	- 26.5%
Closed Sales	2	**3**	+ 50.0%	30	**27**	- 10.0%
Median Sales Price*	$199,950	**$274,000**	+ 37.0%	$219,875	**$215,000**	- 2.2%
Inventory of Homes for Sale	9	**5**	- 44.4%	--	--	--
Months Supply of Inventory	3.1	**1.9**	- 38.7%	--	--	--
Cumulative Days on Market Until Sale	60	**66**	+ 10.0%	103	**73**	- 29.1%
Percent of Original List Price Received*	100.1%	**98.6%**	- 1.5%	97.3%	**99.0%**	+ 1.7%
New Listings	3	**2**	- 33.3%	38	**24**	- 36.8%

* 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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