

Local Market Update – November 2016

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Middleborough

Single-Family Properties

Key Metrics	November			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	12	15	+ 25.0%	219	273	+ 24.7%
Closed Sales	10	17	+ 70.0%	208	256	+ 23.1%
Median Sales Price*	\$320,000	\$340,000	+ 6.3%	\$273,250	\$276,125	+ 1.1%
Inventory of Homes for Sale	108	63	- 41.7%	--	--	--
Months Supply of Inventory	5.7	2.8	- 50.9%	--	--	--
Cumulative Days on Market Until Sale	73	71	- 2.7%	93	91	- 2.2%
Percent of Original List Price Received*	96.4%	95.8%	- 0.6%	96.3%	96.2%	- 0.1%
New Listings	16	18	+ 12.5%	341	325	- 4.7%

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

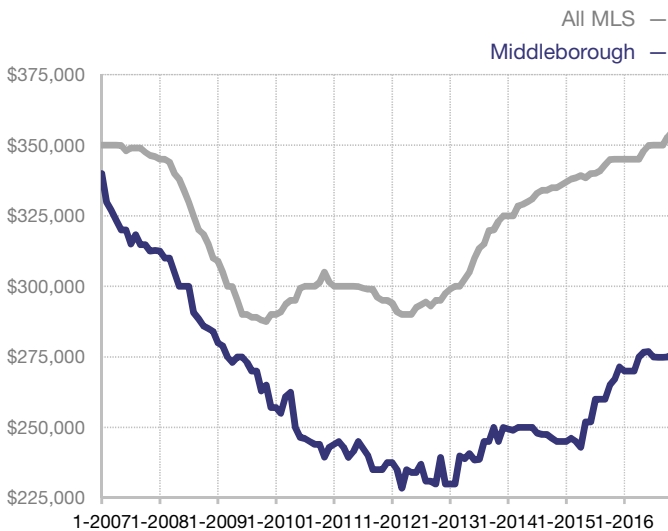
Condominium Properties

Key Metrics	November			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	2	2	0.0%	36	27	- 25.0%
Closed Sales	3	1	- 66.7%	33	28	- 15.2%
Median Sales Price*	\$245,000	\$239,900	- 2.1%	\$225,750	\$220,250	- 2.4%
Inventory of Homes for Sale	7	4	- 42.9%	--	--	--
Months Supply of Inventory	2.4	1.6	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	59	40	- 32.2%	99	72	- 27.3%
Percent of Original List Price Received*	98.5%	100.0%	+ 1.5%	97.4%	99.0%	+ 1.6%
New Listings	1	2	+ 100.0%	39	26	- 33.3%

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

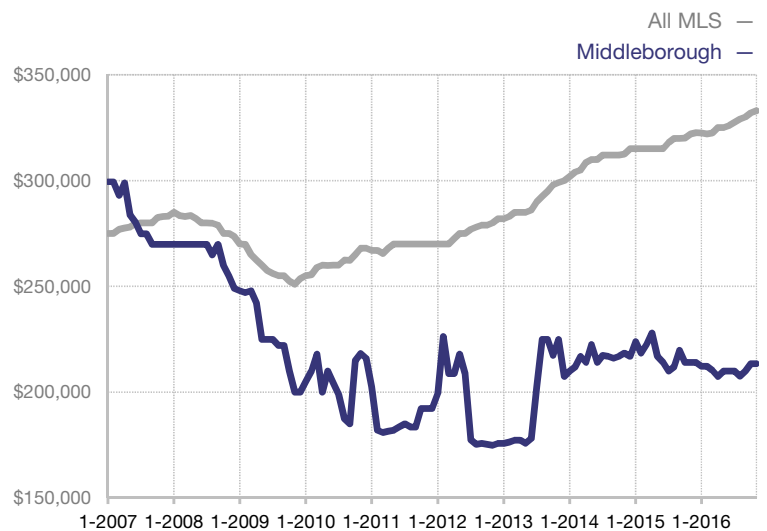
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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