

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Middleborough

Single-Family Properties

| Key Metrics | December | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|---------|
| | 2021 | 2022 | + / - | 2021 | 2022 | + / - |
| Pending Sales | 17 | 20 | + 17.6% | 263 | 282 | + 7.2% |
| Closed Sales | 24 | 23 | - 4.2% | 262 | 288 | + 9.9% |
| Median Sales Price* | \$467,500 | \$425,000 | - 9.1% | \$436,250 | \$485,000 | + 11.2% |
| Inventory of Homes for Sale | 30 | 25 | - 16.7% | -- | -- | -- |
| Months Supply of Inventory | 1.4 | 1.1 | - 21.4% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 29 | 29 | 0.0% | 32 | 33 | + 3.1% |
| Percent of Original List Price Received* | 101.2% | 96.3% | - 4.8% | 101.2% | 100.6% | - 0.6% |
| New Listings | 17 | 12 | - 29.4% | 295 | 307 | + 4.1% |

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

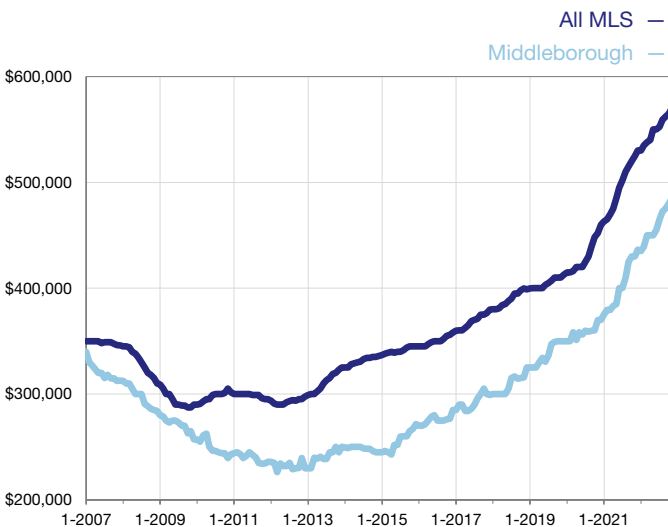
Condominium Properties

| Key Metrics | December | | | Year to Date | | |
|--|-----------|------------------|----------|--------------|------------------|---------|
| | 2021 | 2022 | + / - | 2021 | 2022 | + / - |
| Pending Sales | 3 | 6 | + 100.0% | 22 | 22 | 0.0% |
| Closed Sales | 3 | 2 | - 33.3% | 21 | 19 | - 9.5% |
| Median Sales Price* | \$352,000 | \$288,350 | - 18.1% | \$315,000 | \$398,000 | + 26.3% |
| Inventory of Homes for Sale | 0 | 1 | -- | -- | -- | -- |
| Months Supply of Inventory | 0.0 | 0.5 | -- | -- | -- | -- |
| Cumulative Days on Market Until Sale | 29 | 35 | + 20.7% | 31 | 22 | - 29.0% |
| Percent of Original List Price Received* | 96.4% | 99.8% | + 3.5% | 98.8% | 101.6% | + 2.8% |
| New Listings | 1 | 0 | - 100.0% | 20 | 26 | + 30.0% |

* 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

