

# Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Middleborough

### Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	18	16	- 11.1%	18	16	- 11.1%
Closed Sales	20	13	- 35.0%	20	13	- 35.0%
Median Sales Price*	\$412,450	<b>\$401,000</b>	- 2.8%	\$412,450	<b>\$401,000</b>	- 2.8%
Inventory of Homes for Sale	32	23	- 28.1%	--	--	--
Months Supply of Inventory	1.4	1.0	- 28.6%	--	--	--
Cumulative Days on Market Until Sale	25	44	+ 76.0%	25	44	+ 76.0%
Percent of Original List Price Received*	101.2%	92.3%	- 8.8%	101.2%	92.3%	- 8.8%
New Listings	22	14	- 36.4%	22	14	- 36.4%

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

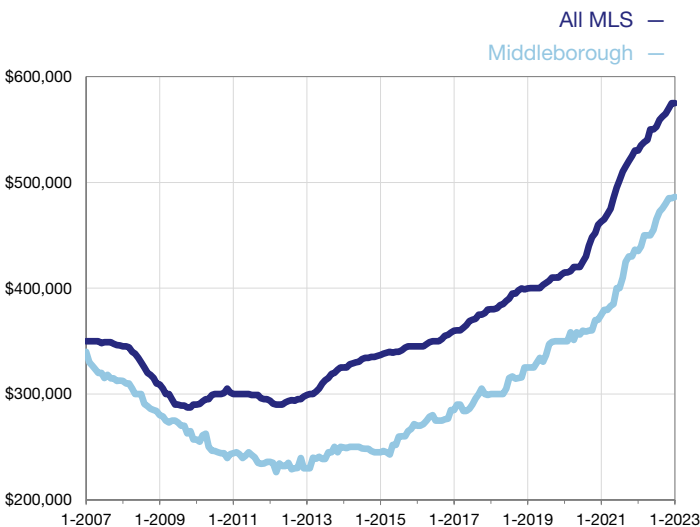
### Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	2	--	0	2	--
Closed Sales	1	4	+ 300.0%	1	4	+ 300.0%
Median Sales Price*	\$440,000	<b>\$237,500</b>	- 46.0%	\$440,000	<b>\$237,500</b>	- 46.0%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	0.9	0.5	- 44.4%	--	--	--
Cumulative Days on Market Until Sale	15	53	+ 253.3%	15	53	+ 253.3%
Percent of Original List Price Received*	100.0%	94.1%	- 5.9%	100.0%	94.1%	- 5.9%
New Listings	2	2	0.0%	2	2	0.0%

\* 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

