

Local Market Update – August 2017

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Middleborough

Single-Family Properties

Key Metrics	August			Year to Date		
	2016	2017	+ / -	2016	2017	+ / -
Pending Sales	21	22	+ 4.8%	206	188	- 8.7%
Closed Sales	26	28	+ 7.7%	187	178	- 4.8%
Median Sales Price*	\$276,000	\$309,950	+ 12.3%	\$274,900	\$292,200	+ 6.3%
Inventory of Homes for Sale	86	60	- 30.2%	--	--	--
Months Supply of Inventory	4.0	2.7	- 32.5%	--	--	--
Cumulative Days on Market Until Sale	52	45	- 13.5%	96	64	- 33.3%
Percent of Original List Price Received*	97.9%	96.8%	- 1.1%	96.1%	97.1%	+ 1.0%
New Listings	34	37	+ 8.8%	250	239	- 4.4%

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

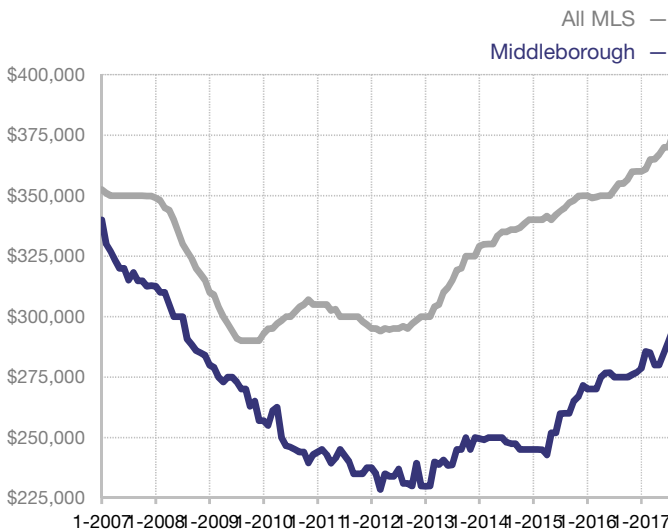
Condominium Properties

Key Metrics	August			Year to Date		
	2016	2017	+ / -	2016	2017	+ / -
Pending Sales	3	2	- 33.3%	24	17	- 29.2%
Closed Sales	2	1	- 50.0%	22	15	- 31.8%
Median Sales Price*	\$206,750	\$210,000	+ 1.6%	\$207,500	\$212,900	+ 2.6%
Inventory of Homes for Sale	3	3	0.0%	--	--	--
Months Supply of Inventory	1.1	1.4	+ 27.3%	--	--	--
Cumulative Days on Market Until Sale	75	19	- 74.7%	76	105	+ 38.2%
Percent of Original List Price Received*	99.1%	106.1%	+ 7.1%	98.8%	99.1%	+ 0.3%
New Listings	0	4	--	20	16	- 20.0%

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

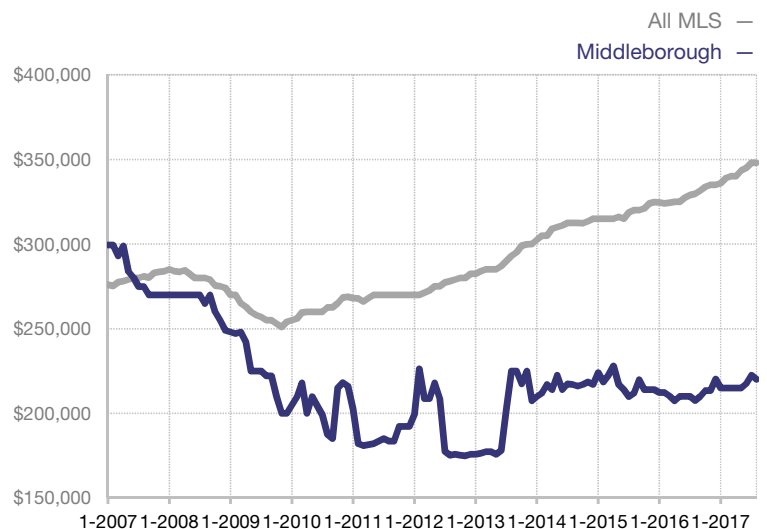
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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