

Local Market Update – July 2018

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Middleborough

Single-Family Properties

Key Metrics	July			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	26	33	+ 26.9%	165	179	+ 8.5%
Closed Sales	27	32	+ 18.5%	151	151	0.0%
Median Sales Price*	\$305,000	\$323,000	+ 5.9%	\$287,000	\$317,500	+ 10.6%
Inventory of Homes for Sale	64	51	- 20.3%	--	--	--
Months Supply of Inventory	2.9	2.3	- 20.7%	--	--	--
Cumulative Days on Market Until Sale	50	59	+ 18.0%	69	60	- 13.0%
Percent of Original List Price Received*	97.3%	99.0%	+ 1.7%	97.1%	97.8%	+ 0.7%
New Listings	27	24	- 11.1%	201	205	+ 2.0%

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

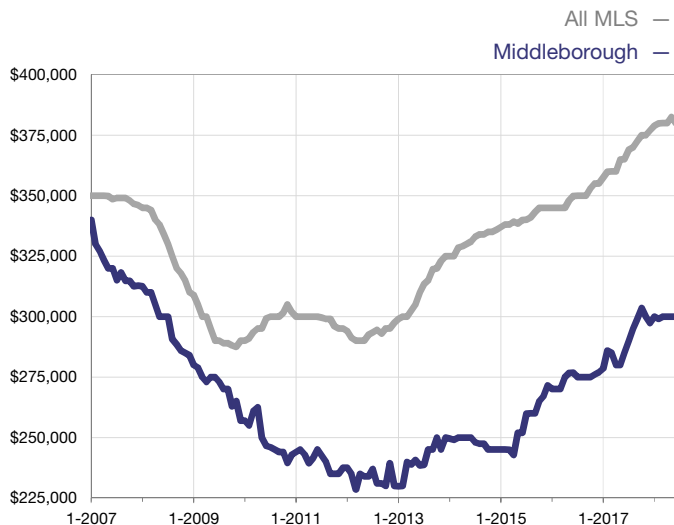
Condominium Properties

Key Metrics	July			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	3	1	- 66.7%	15	15	0.0%
Closed Sales	2	7	+ 250.0%	14	14	0.0%
Median Sales Price*	\$218,000	\$299,000	+ 37.2%	\$213,950	\$287,000	+ 34.1%
Inventory of Homes for Sale	1	3	+ 200.0%	--	--	--
Months Supply of Inventory	0.5	1.2	+ 140.0%	--	--	--
Cumulative Days on Market Until Sale	28	38	+ 35.7%	111	26	- 76.6%
Percent of Original List Price Received*	99.1%	98.5%	- 0.6%	98.6%	99.7%	+ 1.1%
New Listings	3	1	- 66.7%	12	18	+ 50.0%

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

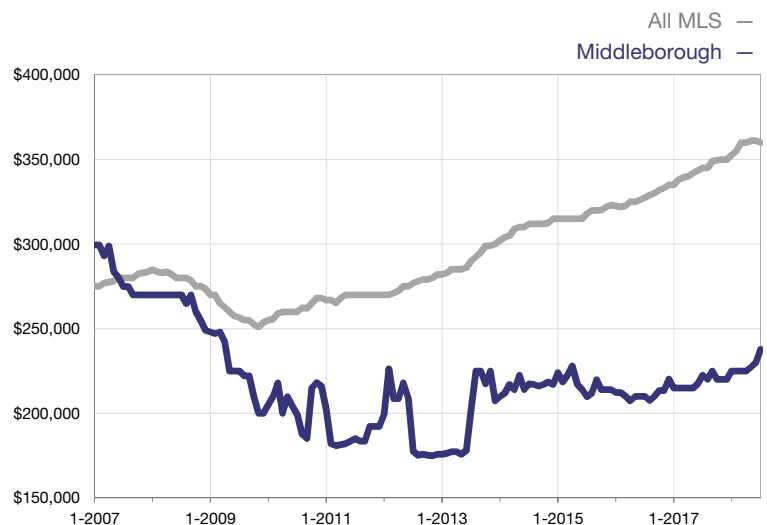
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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