

Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Middleborough

Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	31	27	- 12.9%	171	169	- 1.2%
Closed Sales	33	23	- 30.3%	151	146	- 3.3%
Median Sales Price*	\$326,000	\$370,000	+ 13.5%	\$319,900	\$347,000	+ 8.5%
Inventory of Homes for Sale	63	61	- 3.2%	--	--	--
Months Supply of Inventory	2.8	2.9	+ 3.6%	--	--	--
Cumulative Days on Market Until Sale	68	40	- 41.2%	65	69	+ 6.2%
Percent of Original List Price Received*	99.0%	97.9%	- 1.1%	97.3%	97.1%	- 0.2%
New Listings	24	27	+ 12.5%	203	209	+ 3.0%

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

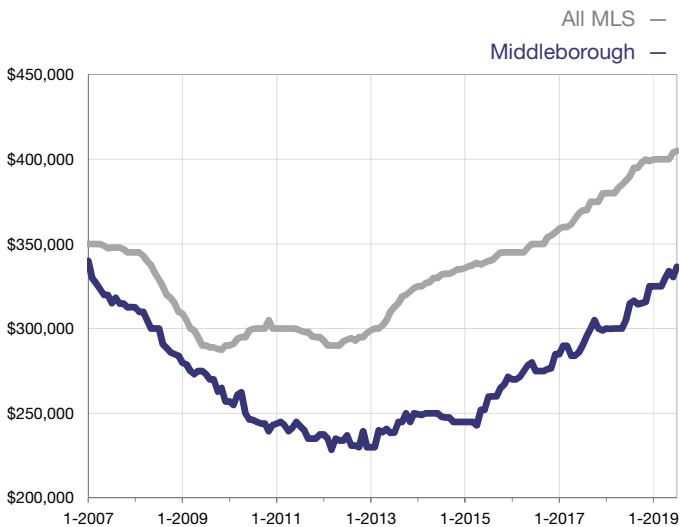
Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	1	1	0.0%	15	18	+ 20.0%
Closed Sales	7	1	- 85.7%	14	17	+ 21.4%
Median Sales Price*	\$299,000	\$325,000	+ 8.7%	\$287,000	\$265,100	- 7.6%
Inventory of Homes for Sale	3	4	+ 33.3%	--	--	--
Months Supply of Inventory	1.2	1.7	+ 41.7%	--	--	--
Cumulative Days on Market Until Sale	38	14	- 63.2%	26	71	+ 173.1%
Percent of Original List Price Received*	98.5%	100.0%	+ 1.5%	99.7%	96.6%	- 3.1%
New Listings	1	4	+ 300.0%	18	18	0.0%

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

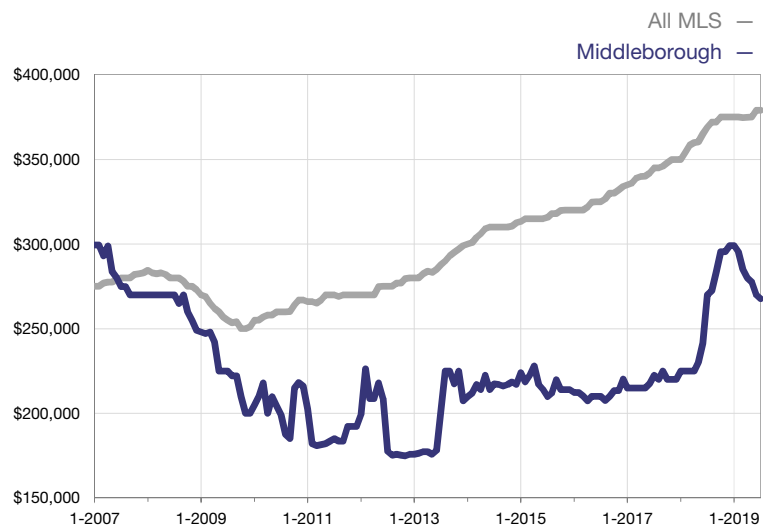
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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