

Local Market Update – December 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Middleborough

Single-Family Properties

Key Metrics	December			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	10	17	+ 70.0%	259	299	+ 15.4%
Closed Sales	18	22	+ 22.2%	267	282	+ 5.6%
Median Sales Price*	\$345,000	\$430,000	+ 24.6%	\$350,000	\$370,000	+ 5.7%
Inventory of Homes for Sale	47	19	- 59.6%	--	--	--
Months Supply of Inventory	2.1	0.8	- 61.9%	--	--	--
Cumulative Days on Market Until Sale	87	35	- 59.8%	65	51	- 21.5%
Percent of Original List Price Received*	93.6%	98.8%	+ 5.6%	96.9%	98.7%	+ 1.9%
New Listings	4	6	+ 50.0%	322	320	- 0.6%

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

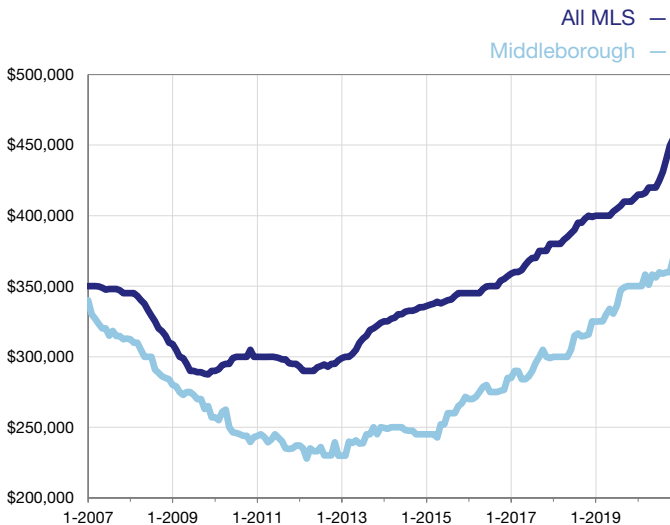
Condominium Properties

Key Metrics	December			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	0	1	--	33	26	- 21.2%
Closed Sales	5	2	- 60.0%	32	25	- 21.9%
Median Sales Price*	\$297,500	\$278,950	- 6.2%	\$265,050	\$325,000	+ 22.6%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	0.4	--	--	--	--
Cumulative Days on Market Until Sale	75	15	- 80.0%	58	28	- 51.7%
Percent of Original List Price Received*	98.2%	102.5%	+ 4.4%	97.3%	99.4%	+ 2.2%
New Listings	0	1	--	32	30	- 6.3%

* 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

