

# Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Middleborough

### Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	20	20	0.0%	79	71	- 10.1%
Closed Sales	12	14	+ 16.7%	50	62	+ 24.0%
Median Sales Price*	\$369,500	<b>\$434,900</b>	+ 17.7%	\$362,500	<b>\$425,000</b>	+ 17.2%
Inventory of Homes for Sale	49	26	- 46.9%	--	--	--
Months Supply of Inventory	2.4	1.1	- 54.2%	--	--	--
Cumulative Days on Market Until Sale	112	42	- 62.5%	78	38	- 51.3%
Percent of Original List Price Received*	96.0%	100.4%	+ 4.6%	96.0%	100.7%	+ 4.9%
New Listings	19	38	+ 100.0%	96	91	- 5.2%

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

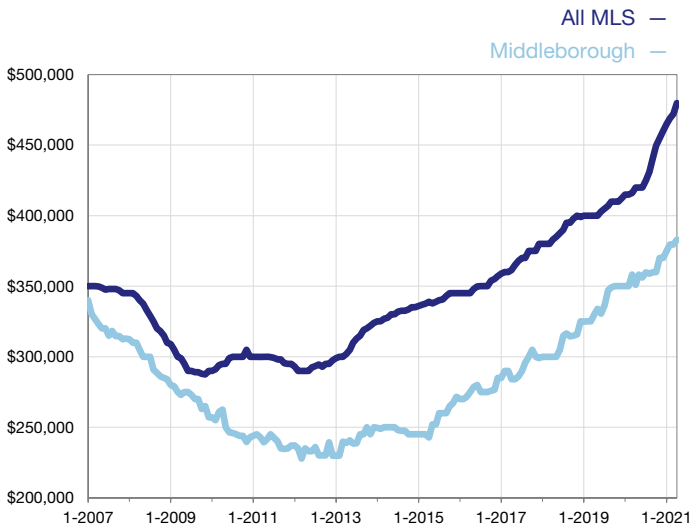
### Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	1	--	3	9	+ 200.0%
Closed Sales	1	3	+ 200.0%	4	7	+ 75.0%
Median Sales Price*	\$375,000	<b>\$312,500</b>	- 16.7%	\$370,000	<b>\$312,500</b>	- 15.5%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	0.8	0.7	- 12.5%	--	--	--
Cumulative Days on Market Until Sale	16	9	- 43.8%	14	46	+ 228.6%
Percent of Original List Price Received*	100.0%	100.5%	+ 0.5%	100.4%	97.3%	- 3.1%
New Listings	2	2	0.0%	5	9	+ 80.0%

\* 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

