

# Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Middleborough

### Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	25	31	+ 24.0%	104	102	- 1.9%
Closed Sales	30	20	- 33.3%	80	82	+ 2.5%
Median Sales Price*	\$359,450	\$530,000	+ 47.4%	\$360,000	\$425,000	+ 18.1%
Inventory of Homes for Sale	48	17	- 64.6%	--	--	--
Months Supply of Inventory	2.3	0.7	- 69.6%	--	--	--
Cumulative Days on Market Until Sale	64	32	- 50.0%	73	37	- 49.3%
Percent of Original List Price Received*	96.8%	101.0%	+ 4.3%	96.3%	100.7%	+ 4.6%
New Listings	28	24	- 14.3%	124	114	- 8.1%

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

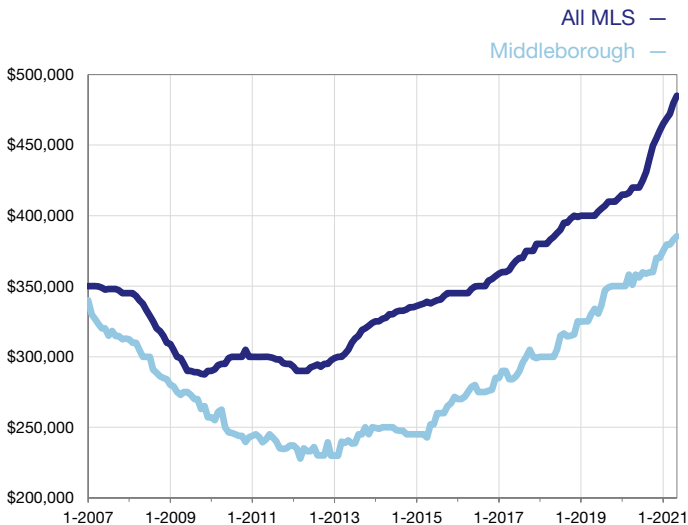
### Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1	3	+ 200.0%	4	12	+ 200.0%
Closed Sales	0	2	--	4	9	+ 125.0%
Median Sales Price*	\$0	\$359,500	--	\$370,000	\$312,500	- 15.5%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	0.8	0.4	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	0	17	--	14	40	+ 185.7%
Percent of Original List Price Received*	0.0%	98.8%	--	100.4%	97.7%	- 2.7%
New Listings	1	2	+ 100.0%	6	11	+ 83.3%

\* 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

