

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Middleborough

Single-Family Properties

| Key Metrics | November | | | Year to Date | | |
|--|-----------|------------------|----------|--------------|------------------|---------|
| | 2021 | 2022 | + / - | 2021 | 2022 | + / - |
| Pending Sales | 23 | 21 | - 8.7% | 246 | 263 | + 6.9% |
| Closed Sales | 27 | 27 | 0.0% | 238 | 264 | + 10.9% |
| Median Sales Price* | \$449,900 | \$519,000 | + 15.4% | \$430,000 | \$485,500 | + 12.9% |
| Inventory of Homes for Sale | 33 | 34 | + 3.0% | -- | -- | -- |
| Months Supply of Inventory | 1.5 | 1.5 | 0.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 26 | 54 | + 107.7% | 32 | 34 | + 6.3% |
| Percent of Original List Price Received* | 99.5% | 98.2% | - 1.3% | 101.2% | 101.0% | - 0.2% |
| New Listings | 26 | 27 | + 3.8% | 278 | 295 | + 6.1% |

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

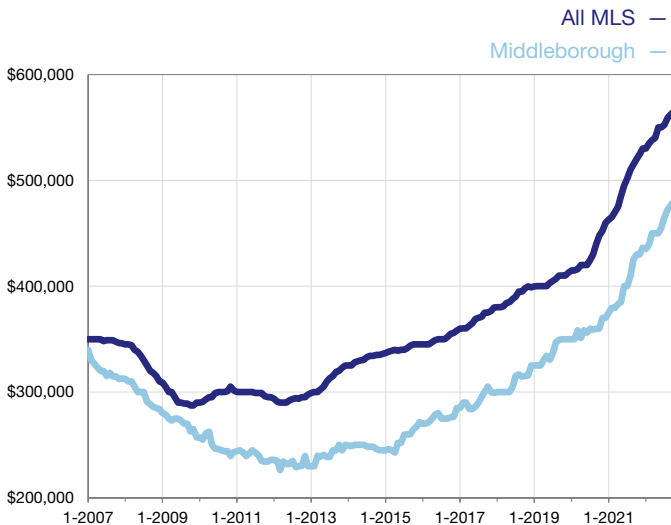
Condominium Properties

| Key Metrics | November | | | Year to Date | | |
|--|----------|------------------|----------|--------------|------------------|---------|
| | 2021 | 2022 | + / - | 2021 | 2022 | + / - |
| Pending Sales | 0 | 1 | -- | 19 | 16 | - 15.8% |
| Closed Sales | 0 | 3 | -- | 18 | 17 | - 5.6% |
| Median Sales Price* | \$0 | \$389,500 | -- | \$313,950 | \$410,000 | + 30.6% |
| Inventory of Homes for Sale | 2 | 7 | + 250.0% | -- | -- | -- |
| Months Supply of Inventory | 1.0 | 3.7 | + 270.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 0 | 32 | -- | 31 | 20 | - 35.5% |
| Percent of Original List Price Received* | 0.0% | 95.5% | -- | 99.2% | 101.8% | + 2.6% |
| New Listings | 1 | 1 | 0.0% | 19 | 26 | + 36.8% |

* 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

