

Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Middleborough

Single-Family Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	19	18	- 5.3%	37	30	- 18.9%
Closed Sales	20	10	- 50.0%	40	23	- 42.5%
Median Sales Price*	\$474,950	\$477,500	+ 0.5%	\$440,000	\$460,000	+ 4.5%
Inventory of Homes for Sale	28	16	- 42.9%	--	--	--
Months Supply of Inventory	1.3	0.7	- 46.2%	--	--	--
Cumulative Days on Market Until Sale	29	53	+ 82.8%	27	48	+ 77.8%
Percent of Original List Price Received*	100.4%	98.0%	- 2.4%	100.8%	94.8%	- 6.0%
New Listings	17	11	- 35.3%	39	25	- 35.9%

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

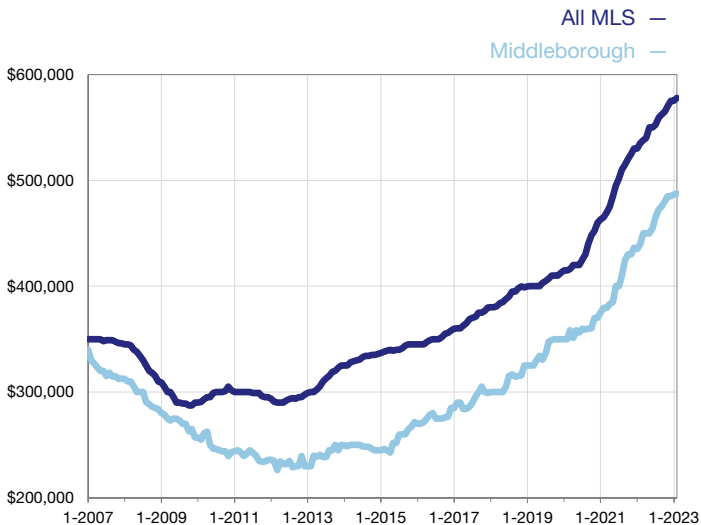
Condominium Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	1	0.0%	1	3	+ 200.0%
Closed Sales	0	3	--	1	7	+ 600.0%
Median Sales Price*	\$0	\$370,000	--	\$440,000	\$245,000	- 44.3%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	1.1	0.9	- 18.2%	--	--	--
Cumulative Days on Market Until Sale	0	46	--	15	50	+ 233.3%
Percent of Original List Price Received*	0.0%	98.9%	--	100.0%	96.2%	- 3.8%
New Listings	1	2	+ 100.0%	3	4	+ 33.3%

* 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

