

Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Middleborough

Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	27	20	- 25.9%	64	47	- 26.6%
Closed Sales	25	13	- 48.0%	65	36	- 44.6%
Median Sales Price*	\$492,500	\$579,900	+ 17.7%	\$463,000	\$473,500	+ 2.3%
Inventory of Homes for Sale	23	22	- 4.3%	--	--	--
Months Supply of Inventory	1.0	1.0	0.0%	--	--	--
Cumulative Days on Market Until Sale	34	35	+ 2.9%	29	43	+ 48.3%
Percent of Original List Price Received*	102.3%	100.1%	- 2.2%	101.4%	96.7%	- 4.6%
New Listings	25	23	- 8.0%	64	48	- 25.0%

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

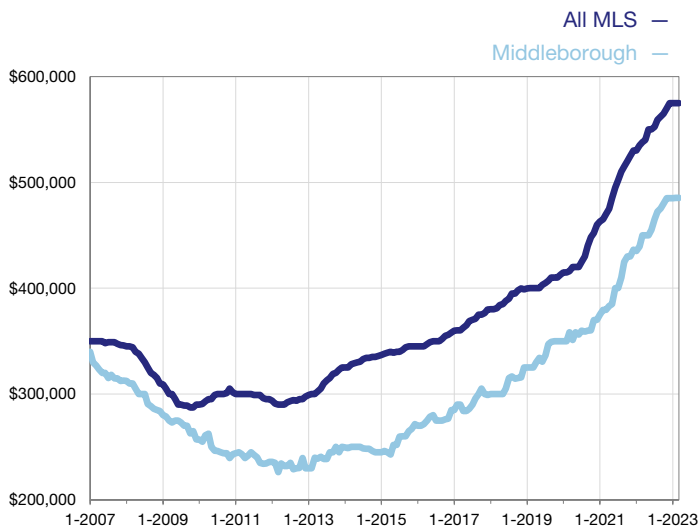
Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	2	0.0%	3	5	+ 66.7%
Closed Sales	2	1	- 50.0%	3	8	+ 166.7%
Median Sales Price*	\$443,750	\$540,000	+ 21.7%	\$440,000	\$307,500	- 30.1%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	1.7	0.5	- 70.6%	--	--	--
Cumulative Days on Market Until Sale	15	16	+ 6.7%	15	46	+ 206.7%
Percent of Original List Price Received*	103.7%	101.9%	- 1.7%	102.5%	96.9%	- 5.5%
New Listings	3	1	- 66.7%	6	5	- 16.7%

* 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

