

# Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Middleborough

### Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	22	24	+ 9.1%	86	69	- 19.8%
Closed Sales	23	14	- 39.1%	88	51	- 42.0%
Median Sales Price*	\$476,000	<b>\$565,000</b>	+ 18.7%	\$466,000	<b>\$495,000</b>	+ 6.2%
Inventory of Homes for Sale	28	19	- 32.1%	--	--	--
Months Supply of Inventory	1.2	0.9	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	43	57	+ 32.6%	33	47	+ 42.4%
Percent of Original List Price Received*	103.5%	99.7%	- 3.7%	101.9%	97.6%	- 4.2%
New Listings	28	20	- 28.6%	92	68	- 26.1%

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

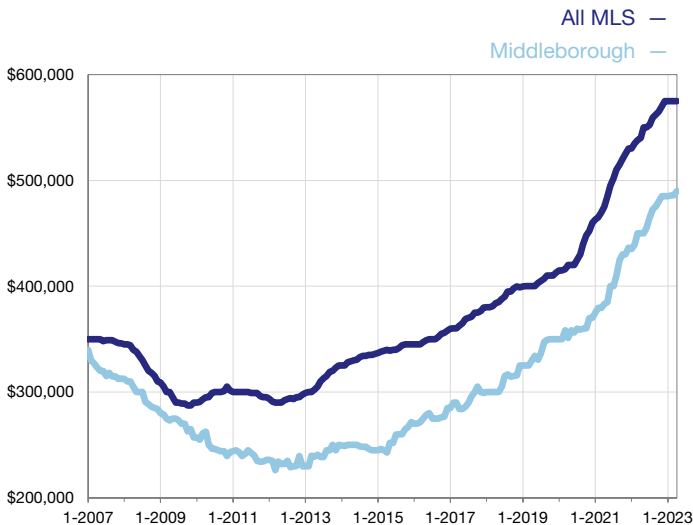
### Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	2	0.0%	5	7	+ 40.0%
Closed Sales	1	1	0.0%	4	9	+ 125.0%
Median Sales Price*	\$575,000	<b>\$390,000</b>	- 32.2%	\$458,750	<b>\$370,000</b>	- 19.3%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.5	0.5	0.0%	--	--	--
Cumulative Days on Market Until Sale	19	28	+ 47.4%	16	44	+ 175.0%
Percent of Original List Price Received*	119.8%	97.5%	- 18.6%	106.8%	97.0%	- 9.2%
New Listings	0	2	--	6	7	+ 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

