

Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Middleborough

Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	27	20	- 25.9%	113	83	- 26.5%
Closed Sales	24	23	- 4.2%	112	75	- 33.0%
Median Sales Price*	\$492,450	\$505,000	+ 2.5%	\$466,000	\$500,000	+ 7.3%
Inventory of Homes for Sale	29	17	- 41.4%	--	--	--
Months Supply of Inventory	1.3	0.8	- 38.5%	--	--	--
Cumulative Days on Market Until Sale	40	39	- 2.5%	34	46	+ 35.3%
Percent of Original List Price Received*	103.8%	98.8%	- 4.8%	102.3%	97.7%	- 4.5%
New Listings	28	17	- 39.3%	120	79	- 34.2%

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

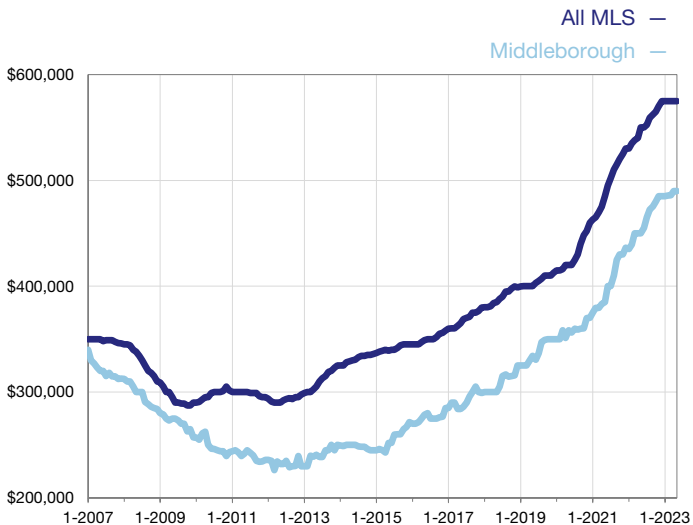
Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	2	- 33.3%	8	9	+ 12.5%
Closed Sales	3	3	0.0%	7	13	+ 85.7%
Median Sales Price*	\$385,000	\$339,000	- 11.9%	\$430,000	\$360,000	- 16.3%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.5	1.0	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	24	26	+ 8.3%	19	37	+ 94.7%
Percent of Original List Price Received*	101.8%	106.1%	+ 4.2%	104.7%	99.6%	- 4.9%
New Listings	3	3	0.0%	9	10	+ 11.1%

* 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

