

Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Middleborough

Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	24	20	- 16.7%	137	100	- 27.0%
Closed Sales	22	16	- 27.3%	134	91	- 32.1%
Median Sales Price*	\$493,000	\$440,000	- 10.8%	\$475,500	\$497,500	+ 4.6%
Inventory of Homes for Sale	33	15	- 54.5%	--	--	--
Months Supply of Inventory	1.4	0.8	- 42.9%	--	--	--
Cumulative Days on Market Until Sale	17	38	+ 123.5%	31	44	+ 41.9%
Percent of Original List Price Received*	104.3%	102.3%	- 1.9%	102.6%	98.4%	- 4.1%
New Listings	31	18	- 41.9%	151	97	- 35.8%

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

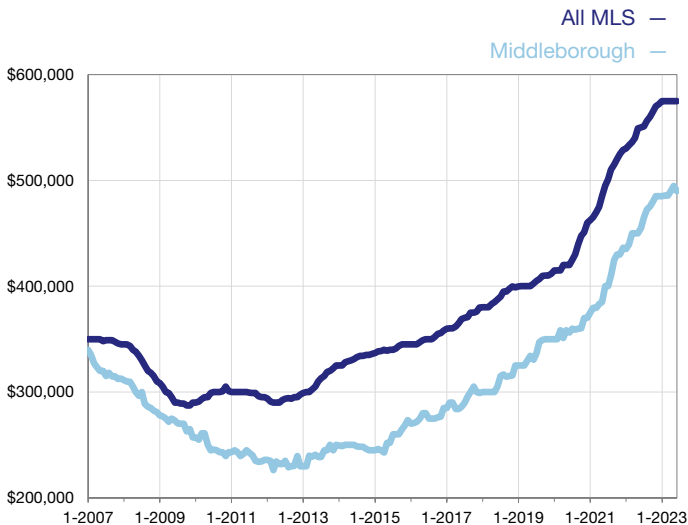
Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	3	+ 50.0%	10	12	+ 20.0%
Closed Sales	1	1	0.0%	8	14	+ 75.0%
Median Sales Price*	\$308,000	\$400,000	+ 29.9%	\$420,000	\$365,000	- 13.1%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	0.5	--	--	--	--
Cumulative Days on Market Until Sale	21	26	+ 23.8%	19	36	+ 89.5%
Percent of Original List Price Received*	110.0%	105.3%	- 4.3%	105.3%	100.0%	- 5.0%
New Listings	2	3	+ 50.0%	11	13	+ 18.2%

* 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

