

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Middleborough

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	21	15	- 28.6%	158	111	- 29.7%
Closed Sales	18	15	- 16.7%	152	107	- 29.6%
Median Sales Price*	\$515,000	\$560,000	+ 8.7%	\$480,000	\$500,000	+ 4.2%
Inventory of Homes for Sale	45	27	- 40.0%	--	--	--
Months Supply of Inventory	2.0	1.4	- 30.0%	--	--	--
Cumulative Days on Market Until Sale	29	46	+ 58.6%	31	44	+ 41.9%
Percent of Original List Price Received*	101.8%	99.4%	- 2.4%	102.5%	98.7%	- 3.7%
New Listings	34	25	- 26.5%	185	121	- 34.6%

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

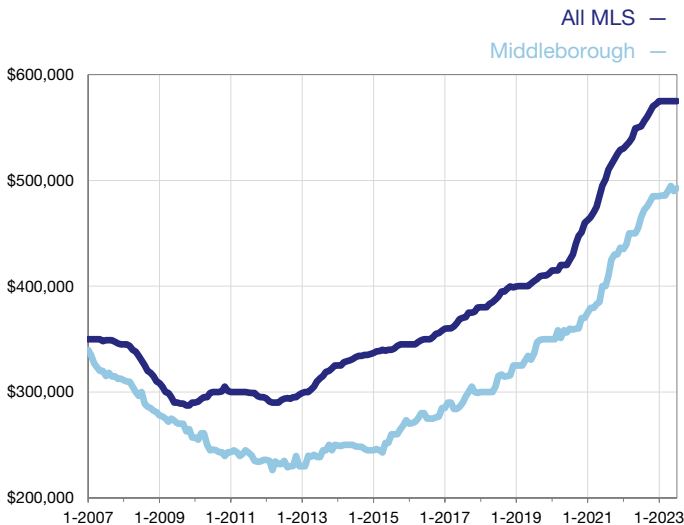
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	0	- 100.0%	11	12	+ 9.1%
Closed Sales	3	1	- 66.7%	11	15	+ 36.4%
Median Sales Price*	\$390,000	\$425,000	+ 9.0%	\$398,000	\$370,000	- 7.0%
Inventory of Homes for Sale	1	3	+ 200.0%	--	--	--
Months Supply of Inventory	0.5	1.3	+ 160.0%	--	--	--
Cumulative Days on Market Until Sale	18	20	+ 11.1%	19	35	+ 84.2%
Percent of Original List Price Received*	97.7%	106.3%	+ 8.8%	103.3%	100.4%	- 2.8%
New Listings	2	1	- 50.0%	13	14	+ 7.7%

* 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

