

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Middleborough

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	29	26	- 10.3%	187	134	- 28.3%
Closed Sales	27	18	- 33.3%	179	126	- 29.6%
Median Sales Price*	\$515,000	\$583,500	+ 13.3%	\$485,000	\$510,000	+ 5.2%
Inventory of Homes for Sale	45	21	- 53.3%	--	--	--
Months Supply of Inventory	1.9	1.1	- 42.1%	--	--	--
Cumulative Days on Market Until Sale	25	25	0.0%	30	41	+ 36.7%
Percent of Original List Price Received*	99.7%	101.8%	+ 2.1%	102.1%	99.2%	- 2.8%
New Listings	31	22	- 29.0%	216	142	- 34.3%

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

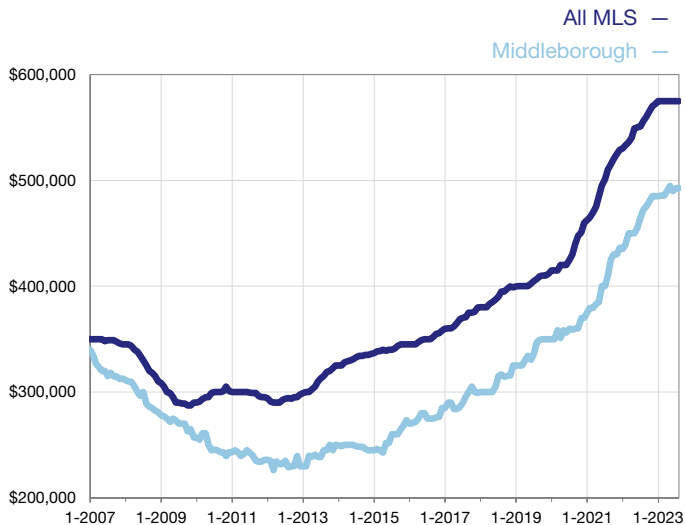
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	3	+ 50.0%	13	15	+ 15.4%
Closed Sales	2	3	+ 50.0%	13	18	+ 38.5%
Median Sales Price*	\$485,000	\$469,900	- 3.1%	\$410,000	\$370,000	- 9.8%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	1.1	0.8	- 27.3%	--	--	--
Cumulative Days on Market Until Sale	14	18	+ 28.6%	18	32	+ 77.8%
Percent of Original List Price Received*	101.5%	103.2%	+ 1.7%	103.0%	100.9%	- 2.0%
New Listings	3	2	- 33.3%	16	16	0.0%

* 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

