

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Middleborough

Single-Family Properties

| Key Metrics | September | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|---------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Pending Sales | 24 | 17 | - 29.2% | 211 | 147 | - 30.3% |
| Closed Sales | 28 | 18 | - 35.7% | 207 | 144 | - 30.4% |
| Median Sales Price* | \$475,000 | \$572,500 | + 20.5% | \$485,000 | \$535,000 | + 10.3% |
| Inventory of Homes for Sale | 44 | 29 | - 34.1% | -- | -- | -- |
| Months Supply of Inventory | 1.9 | 1.6 | - 15.8% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 36 | 30 | - 16.7% | 31 | 40 | + 29.0% |
| Percent of Original List Price Received* | 97.2% | 99.7% | + 2.6% | 101.5% | 99.2% | - 2.3% |
| New Listings | 25 | 24 | - 4.0% | 241 | 165 | - 31.5% |

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

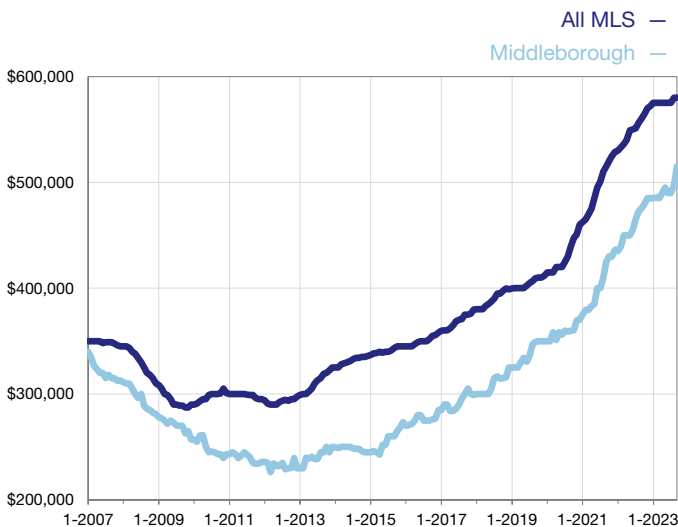
Condominium Properties

| Key Metrics | September | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|---------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Pending Sales | 0 | 2 | -- | 13 | 16 | + 23.1% |
| Closed Sales | 0 | 2 | -- | 13 | 20 | + 53.8% |
| Median Sales Price* | \$0 | \$455,000 | -- | \$410,000 | \$370,000 | - 9.8% |
| Inventory of Homes for Sale | 3 | 1 | - 66.7% | -- | -- | -- |
| Months Supply of Inventory | 1.6 | 0.4 | - 75.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 0 | 10 | -- | 18 | 30 | + 66.7% |
| Percent of Original List Price Received* | 0.0% | 115.8% | -- | 103.0% | 102.4% | - 0.6% |
| New Listings | 1 | 1 | 0.0% | 17 | 17 | 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

