

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Middleborough

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	30	29	- 3.3%	241	168	- 30.3%
Closed Sales	30	11	- 63.3%	237	155	- 34.6%
Median Sales Price*	\$481,000	\$435,000	- 9.6%	\$485,000	\$525,000	+ 8.2%
Inventory of Homes for Sale	36	31	- 13.9%	--	--	--
Months Supply of Inventory	1.5	1.8	+ 20.0%	--	--	--
Cumulative Days on Market Until Sale	34	24	- 29.4%	31	39	+ 25.8%
Percent of Original List Price Received*	100.0%	101.5%	+ 1.5%	101.3%	99.4%	- 1.9%
New Listings	26	33	+ 26.9%	267	198	- 25.8%

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

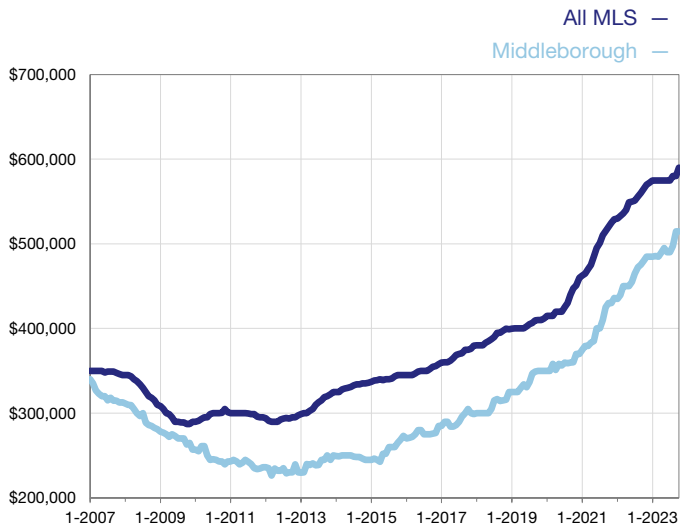
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	1	- 50.0%	15	17	+ 13.3%
Closed Sales	1	1	0.0%	14	21	+ 50.0%
Median Sales Price*	\$410,000	\$390,000	- 4.9%	\$410,000	\$370,000	- 9.8%
Inventory of Homes for Sale	9	0	- 100.0%	--	--	--
Months Supply of Inventory	4.5	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	10	40	+ 300.0%	18	30	+ 66.7%
Percent of Original List Price Received*	105.1%	97.5%	- 7.2%	103.1%	102.2%	- 0.9%
New Listings	8	0	- 100.0%	25	17	- 32.0%

* 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

