

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Middleborough

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	19	19	0.0%	260	184	- 29.2%
Closed Sales	27	15	- 44.4%	264	170	- 35.6%
Median Sales Price*	\$519,000	\$606,000	+ 16.8%	\$485,500	\$526,250	+ 8.4%
Inventory of Homes for Sale	41	29	- 29.3%	--	--	--
Months Supply of Inventory	1.8	1.7	- 5.6%	--	--	--
Cumulative Days on Market Until Sale	54	21	- 61.1%	34	37	+ 8.8%
Percent of Original List Price Received*	98.2%	100.3%	+ 2.1%	101.0%	99.5%	- 1.5%
New Listings	26	17	- 34.6%	293	215	- 26.6%

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

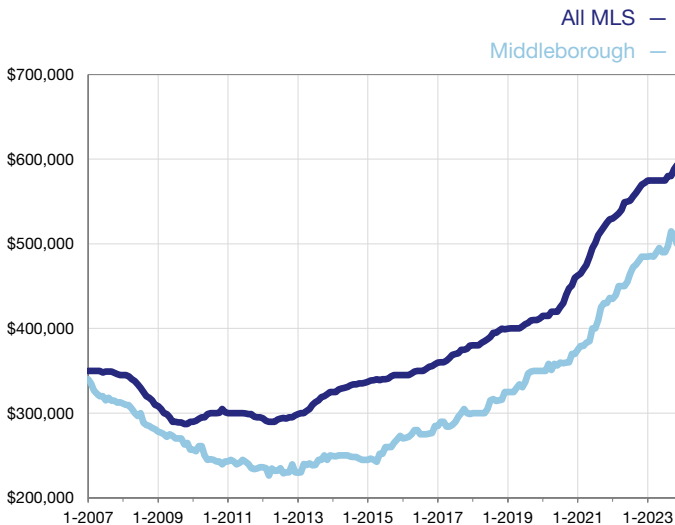
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	0	- 100.0%	16	17	+ 6.3%
Closed Sales	3	1	- 66.7%	17	22	+ 29.4%
Median Sales Price*	\$389,500	\$555,000	+ 42.5%	\$410,000	\$370,500	- 9.6%
Inventory of Homes for Sale	9	0	- 100.0%	--	--	--
Months Supply of Inventory	4.7	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	32	19	- 40.6%	20	30	+ 50.0%
Percent of Original List Price Received*	95.5%	101.1%	+ 5.9%	101.8%	102.1%	+ 0.3%
New Listings	1	0	- 100.0%	26	17	- 34.6%

* 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

