

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Middleborough

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	15	16	+ 6.7%	275	198	- 28.0%
Closed Sales	23	18	- 21.7%	287	189	- 34.1%
Median Sales Price*	\$425,000	\$480,000	+ 12.9%	\$485,000	\$515,000	+ 6.2%
Inventory of Homes for Sale	36	19	- 47.2%	--	--	--
Months Supply of Inventory	1.6	1.2	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	29	35	+ 20.7%	33	37	+ 12.1%
Percent of Original List Price Received*	96.8%	96.8%	0.0%	100.6%	99.2%	- 1.4%
New Listings	11	10	- 9.1%	304	225	- 26.0%

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

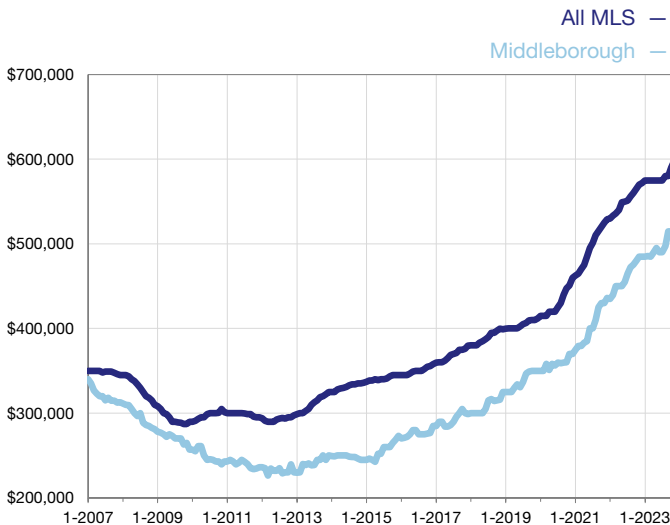
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	1	- 83.3%	22	18	- 18.2%
Closed Sales	2	0	- 100.0%	19	22	+ 15.8%
Median Sales Price*	\$288,350	\$0	- 100.0%	\$398,000	\$370,500	- 6.9%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	0.9	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	35	0	- 100.0%	22	30	+ 36.4%
Percent of Original List Price Received*	99.8%	0.0%	- 100.0%	101.6%	102.1%	+ 0.5%
New Listings	0	1	--	26	18	- 30.8%

* 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

