

# Local Market Update – January 2024

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## Middleborough

### Single-Family Properties

| Key Metrics                              | January   |                  |         | Year to Date |                  |         |
|------------------------------------------|-----------|------------------|---------|--------------|------------------|---------|
|                                          | 2023      | 2024             | + / -   | 2023         | 2024             | + / -   |
| Pending Sales                            | 9         | 14               | + 55.6% | 9            | 14               | + 55.6% |
| Closed Sales                             | 13        | 14               | + 7.7%  | 13           | 14               | + 7.7%  |
| Median Sales Price*                      | \$401,000 | <b>\$465,000</b> | + 16.0% | \$401,000    | <b>\$465,000</b> | + 16.0% |
| Inventory of Homes for Sale              | 35        | 15               | - 57.1% | --           | --               | --      |
| Months Supply of Inventory               | 1.6       | 0.9              | - 43.8% | --           | --               | --      |
| Cumulative Days on Market Until Sale     | 44        | 40               | - 9.1%  | 44           | 40               | - 9.1%  |
| Percent of Original List Price Received* | 92.3%     | <b>98.2%</b>     | + 6.4%  | 92.3%        | <b>98.2%</b>     | + 6.4%  |
| New Listings                             | 13        | 10               | - 23.1% | 13           | 10               | - 23.1% |

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

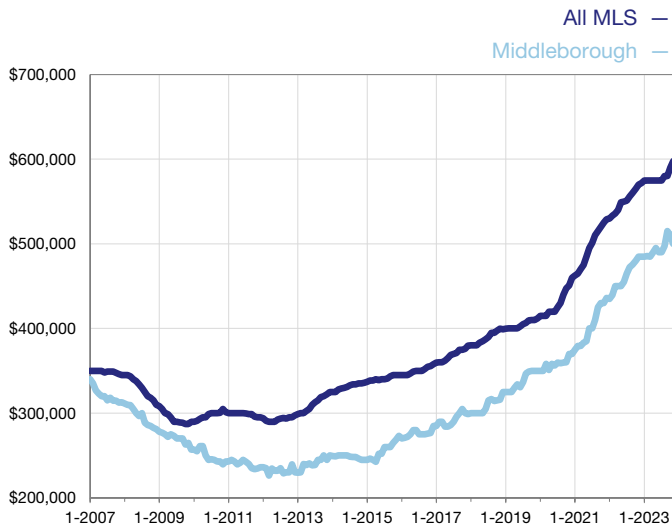
### Condominium Properties

| Key Metrics                              | January   |             |          | Year to Date |             |          |
|------------------------------------------|-----------|-------------|----------|--------------|-------------|----------|
|                                          | 2023      | 2024        | + / -    | 2023         | 2024        | + / -    |
| Pending Sales                            | 2         | 0           | - 100.0% | 2            | 0           | - 100.0% |
| Closed Sales                             | 4         | 0           | - 100.0% | 4            | 0           | - 100.0% |
| Median Sales Price*                      | \$237,500 | <b>\$0</b>  | - 100.0% | \$237,500    | <b>\$0</b>  | - 100.0% |
| Inventory of Homes for Sale              | 2         | 1           | - 50.0%  | --           | --          | --       |
| Months Supply of Inventory               | 0.9       | 0.6         | - 33.3%  | --           | --          | --       |
| Cumulative Days on Market Until Sale     | 53        | 0           | - 100.0% | 53           | 0           | - 100.0% |
| Percent of Original List Price Received* | 94.1%     | <b>0.0%</b> | - 100.0% | 94.1%        | <b>0.0%</b> | - 100.0% |
| New Listings                             | 2         | 1           | - 50.0%  | 2            | 1           | - 50.0%  |

\* 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

