

Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Middleborough

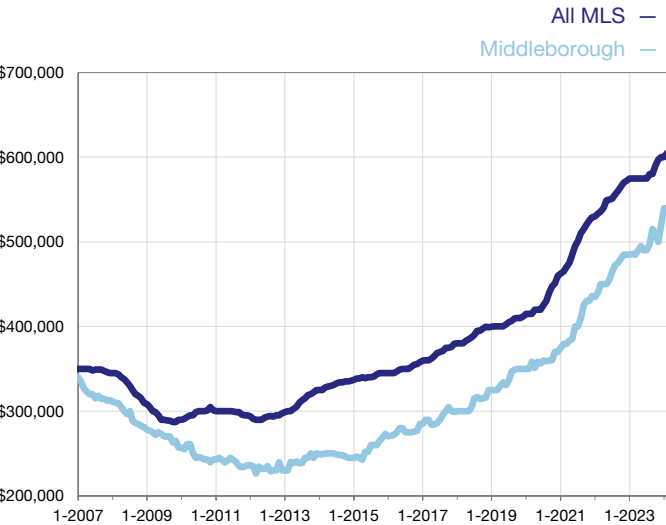
Single-Family Properties				February			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				16	11	- 31.3%	25	20	- 20.0%
Closed Sales				10	7	- 30.0%	23	21	- 8.7%
Median Sales Price*				\$477,500	\$550,000	+ 15.2%	\$460,000	\$495,000	+ 7.6%
Inventory of Homes for Sale				28	25	- 10.7%	--	--	--
Months Supply of Inventory				1.3	1.6	+ 23.1%	--	--	--
Cumulative Days on Market Until Sale				53	85	+ 60.4%	48	55	+ 14.6%
Percent of Original List Price Received*				98.0%	94.4%	- 3.7%	94.8%	97.0%	+ 2.3%
New Listings				9	18	+ 100.0%	22	28	+ 27.3%

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

Condominium Properties				February			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				1	1	0.0%	3	1	- 66.7%
Closed Sales				3	2	- 33.3%	7	2	- 71.4%
Median Sales Price*				\$370,000	\$388,500	+ 5.0%	\$245,000	\$388,500	+ 58.6%
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				46	20	- 56.5%	50	20	- 60.0%
Percent of Original List Price Received*				98.9%	98.9%	0.0%	96.2%	98.9%	+ 2.8%
New Listings				2	0	- 100.0%	4	1	- 75.0%

* 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

