

Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Middleborough

Single-Family Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	19	15	- 21.1%	63	52	- 17.5%
Closed Sales	14	13	- 7.1%	53	52	- 1.9%
Median Sales Price*	\$565,000	\$495,000	- 12.4%	\$490,000	\$504,250	+ 2.9%
Inventory of Homes for Sale	27	22	- 18.5%	--	--	--
Months Supply of Inventory	1.3	1.4	+ 7.7%	--	--	--
Cumulative Days on Market Until Sale	57	34	- 40.4%	48	44	- 8.3%
Percent of Original List Price Received*	99.7%	99.5%	- 0.2%	97.3%	97.7%	+ 0.4%
New Listings	18	23	+ 27.8%	62	63	+ 1.6%

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

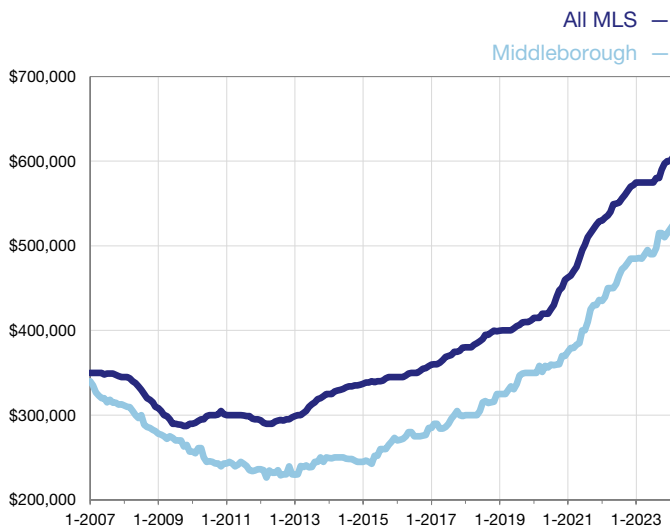
Condominium Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	3	2	- 33.3%	7	3	- 57.1%
Closed Sales	2	0	- 100.0%	10	2	- 80.0%
Median Sales Price*	\$382,500	\$0	- 100.0%	\$370,000	\$388,500	+ 5.0%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.5	1.1	+ 120.0%	--	--	--
Cumulative Days on Market Until Sale	16	0	- 100.0%	40	20	- 50.0%
Percent of Original List Price Received*	100.9%	0.0%	- 100.0%	97.7%	98.9%	+ 1.2%
New Listings	2	2	0.0%	7	5	- 28.6%

* 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

