

# Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Middleborough

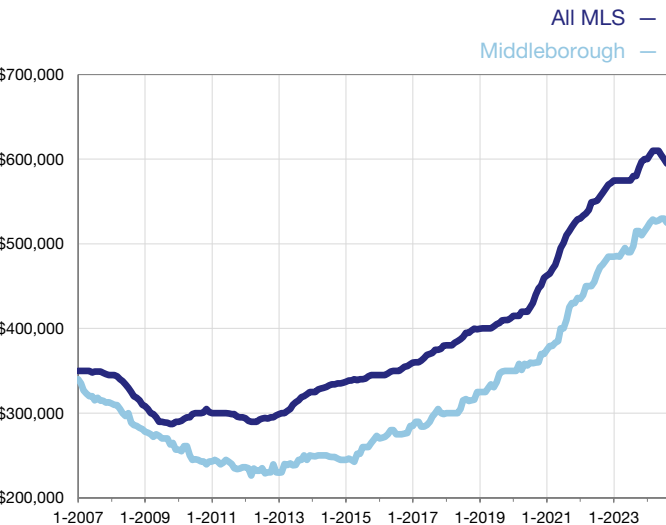
Single-Family Properties				August			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				21	19	- 9.5%	129	128	- 0.8%
Closed Sales				18	22	+ 22.2%	126	126	0.0%
Median Sales Price*				\$583,500	\$538,575	- 7.7%	\$510,000	\$525,000	+ 2.9%
Inventory of Homes for Sale				28	22	- 21.4%	--	--	--
Months Supply of Inventory				1.5	1.3	- 13.3%	--	--	--
Cumulative Days on Market Until Sale				25	31	+ 24.0%	41	38	- 7.3%
Percent of Original List Price Received*				101.8%	99.4%	- 2.4%	99.2%	98.8%	- 0.4%
New Listings				21	16	- 23.8%	142	142	0.0%

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

Condominium Properties				August			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				2	1	- 50.0%	14	8	- 42.9%
Closed Sales				3	3	0.0%	18	7	- 61.1%
Median Sales Price*				\$469,900	\$380,000	- 19.1%	\$370,000	\$365,000	- 1.4%
Inventory of Homes for Sale				3	1	- 66.7%	--	--	--
Months Supply of Inventory				1.3	0.8	- 38.5%	--	--	--
Cumulative Days on Market Until Sale				18	22	+ 22.2%	32	24	- 25.0%
Percent of Original List Price Received*				103.2%	98.0%	- 5.0%	100.9%	96.8%	- 4.1%
New Listings				2	1	- 50.0%	16	10	- 37.5%

\* 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

