

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Middleborough

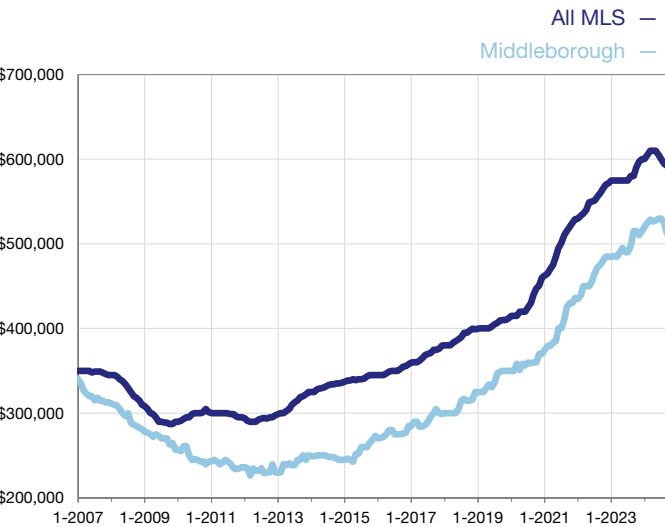
Single-Family Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	10	13	+ 30.0%	139	140	+ 0.7%
Closed Sales	18	15	- 16.7%	144	141	- 2.1%
Median Sales Price*	\$572,500	\$470,000	- 17.9%	\$535,000	\$524,900	- 1.9%
Inventory of Homes for Sale	40	34	- 15.0%	--	--	--
Months Supply of Inventory	2.4	2.1	- 12.5%	--	--	--
Cumulative Days on Market Until Sale	30	43	+ 43.3%	40	38	- 5.0%
Percent of Original List Price Received*	99.7%	98.9%	- 0.8%	99.2%	98.8%	- 0.4%
New Listings	25	26	+ 4.0%	167	169	+ 1.2%

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

Condominium Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	2	1	- 50.0%	16	9	- 43.8%
Closed Sales	2	1	- 50.0%	20	8	- 60.0%
Median Sales Price*	\$455,000	\$395,000	- 13.2%	\$370,000	\$372,500	+ 0.7%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	0.9	0.8	- 11.1%	--	--	--
Cumulative Days on Market Until Sale	10	60	+ 500.0%	30	29	- 3.3%
Percent of Original List Price Received*	115.8%	98.8%	- 14.7%	102.4%	97.1%	- 5.2%
New Listings	1	1	0.0%	17	11	- 35.3%

* 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

