

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Middleborough

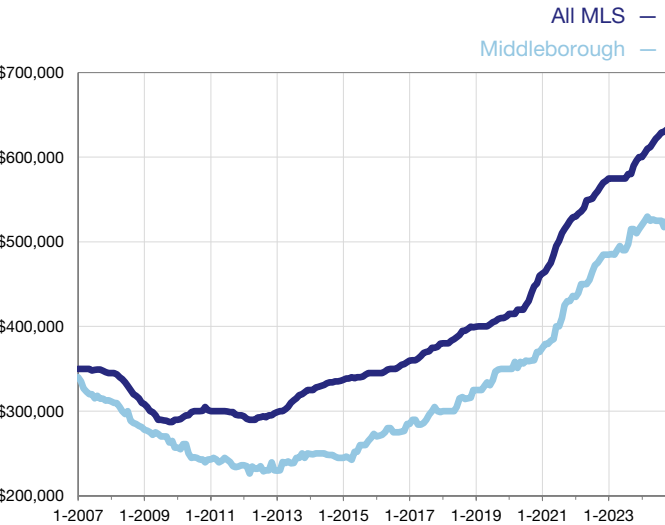
Single-Family Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	26	19	- 26.9%	165	158	- 4.2%
Closed Sales	11	12	+ 9.1%	155	153	- 1.3%
Median Sales Price*	\$435,000	\$566,500	+ 30.2%	\$525,000	\$525,000	0.0%
Inventory of Homes for Sale	40	29	- 27.5%	--	--	--
Months Supply of Inventory	2.4	1.8	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	24	33	+ 37.5%	39	38	- 2.6%
Percent of Original List Price Received*	101.5%	102.7%	+ 1.2%	99.4%	99.1%	- 0.3%
New Listings	33	16	- 51.5%	200	185	- 7.5%

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

Condominium Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	1	0.0%	17	10	- 41.2%
Closed Sales	1	2	+ 100.0%	21	10	- 52.4%
Median Sales Price*	\$390,000	\$334,500	- 14.2%	\$370,000	\$352,500	- 4.7%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.5	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	40	58	+ 45.0%	30	35	+ 16.7%
Percent of Original List Price Received*	97.5%	94.5%	- 3.1%	102.2%	96.5%	- 5.6%
New Listings	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

