

# Local Market Update – February 2025

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## Middleborough

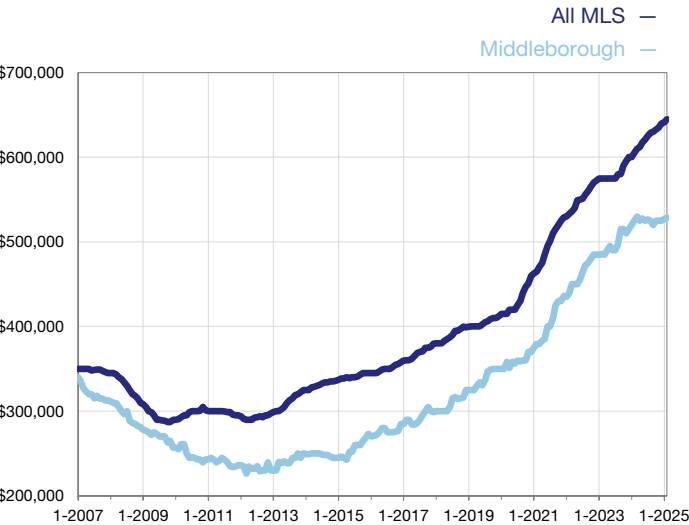
| Single-Family Properties                 | February  |           |          | Year to Date |           |         |
|--|-----------|-----------|----------|--------------|-----------|---------|
|  | 2024      | 2025      | + / -    | 2024         | 2025      | + / -   |
| Key Metrics                              |           |           |          |              |           |         |
| Pending Sales                            | 11        | 19        | + 72.7%  | 20           | 37        | + 85.0% |
| Closed Sales                             | 7         | 20        | + 185.7% | 21           | 28        | + 33.3% |
| Median Sales Price*                      | \$550,000 | \$584,500 | + 6.3%   | \$495,000    | \$579,500 | + 17.1% |
| Inventory of Homes for Sale              | 32        | 23        | - 28.1%  | --           | --        | --      |
| Months Supply of Inventory               | 2.0       | 1.4       | - 30.0%  | --           | --        | --      |
| Cumulative Days on Market Until Sale     | 85        | 43        | - 49.4%  | 55           | 47        | - 14.5% |
| Percent of Original List Price Received* | 94.4%     | 101.9%    | + 7.9%   | 97.0%        | 101.5%    | + 4.6%  |
| New Listings                             | 18        | 19        | + 5.6%   | 27           | 34        | + 25.9% |

\* 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 |      |          |
|--|-----------|------|----------|--------------|------|----------|
|  | 2024      | 2025 | + / -    | 2024         | 2025 | + / -    |
| Key Metrics                              |           |      |          |              |      |          |
| Pending Sales                            | 1         | 1    | 0.0%     | 1            | 1    | 0.0%     |
| Closed Sales                             | 2         | 0    | - 100.0% | 2            | 0    | - 100.0% |
| Median Sales Price*                      | \$388,500 | \$0  | - 100.0% | \$388,500    | \$0  | - 100.0% |
| Inventory of Homes for Sale              | 0         | 3    | --       | --           | --   | --       |
| Months Supply of Inventory               | 0.0       | 2.5  | --       | --           | --   | --       |
| Cumulative Days on Market Until Sale     | 20        | 0    | - 100.0% | 20           | 0    | - 100.0% |
| Percent of Original List Price Received* | 98.9%     | 0.0% | - 100.0% | 98.9%        | 0.0% | - 100.0% |
| New Listings                             | 0         | 2    | --       | 1            | 3    | + 200.0% |

\* 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

