

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Middleborough

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	8	13	+ 62.5%	174	227	+ 30.5%
Closed Sales	13	18	+ 38.5%	186	220	+ 18.3%
Median Sales Price*	\$450,000	\$616,500	+ 37.0%	\$525,000	\$600,000	+ 14.3%
Inventory of Homes for Sale	32	18	- 43.8%	--	--	--
Months Supply of Inventory	2.2	1.0	- 54.5%	--	--	--
Cumulative Days on Market Until Sale	51	42	- 17.6%	39	36	- 7.7%
Percent of Original List Price Received*	97.3%	99.1%	+ 1.8%	98.7%	99.9%	+ 1.2%
New Listings	12	7	- 41.7%	205	253	+ 23.4%

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

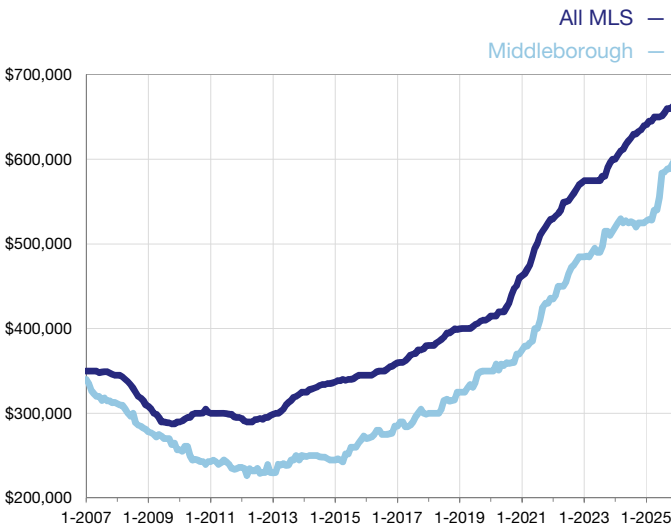
Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	0	1	--	11	20	+ 81.8%
Closed Sales	1	4	+ 300.0%	12	19	+ 58.3%
Median Sales Price*	\$332,900	\$384,450	+ 15.5%	\$339,500	\$419,000	+ 23.4%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.8	1.0	+ 25.0%	--	--	--
Cumulative Days on Market Until Sale	6	41	+ 583.3%	32	31	- 3.1%
Percent of Original List Price Received*	97.9%	98.2%	+ 0.3%	96.9%	99.4%	+ 2.6%
New Listings	0	2	--	13	25	+ 92.3%

* 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

