

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Middleborough

Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	16	8	- 50.0%	34	21	- 38.2%
Closed Sales	20	5	- 75.0%	28	16	- 42.9%
Median Sales Price*	\$584,500	\$489,900	- 16.2%	\$579,500	\$494,950	- 14.6%
Inventory of Homes for Sale	27	14	- 48.1%	--	--	--
Months Supply of Inventory	1.7	0.8	- 52.9%	--	--	--
Cumulative Days on Market Until Sale	43	48	+ 11.6%	47	47	0.0%
Percent of Original List Price Received*	101.9%	99.5%	- 2.4%	101.5%	97.9%	- 3.5%
New Listings	18	9	- 50.0%	33	20	- 39.4%

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

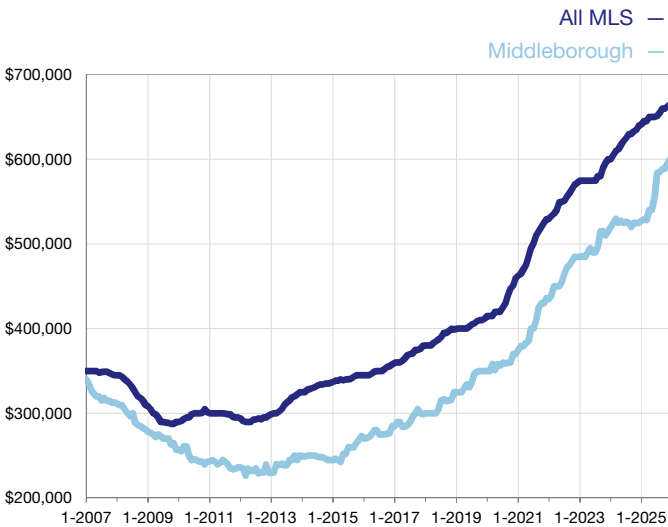
Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	1	0	- 100.0%	1	2	+ 100.0%
Closed Sales	0	0	--	0	2	--
Median Sales Price*	\$0	\$0	--	\$0	\$420,000	--
Inventory of Homes for Sale	3	3	0.0%	--	--	--
Months Supply of Inventory	2.5	1.4	- 44.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	44	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	98.8%	--
New Listings	2	1	- 50.0%	3	1	- 66.7%

* 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

