

Local Market Update – March 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Middleborough

Single-Family Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	21	11	- 47.6%	55	31	- 43.6%
Closed Sales	16	12	- 25.0%	44	28	- 36.4%
Median Sales Price*	\$602,450	\$637,500	+ 5.8%	\$592,500	\$607,500	+ 2.5%
Inventory of Homes for Sale	22	23	+ 4.5%	--	--	--
Months Supply of Inventory	1.4	1.4	0.0%	--	--	--
Cumulative Days on Market Until Sale	33	70	+ 112.1%	42	57	+ 35.7%
Percent of Original List Price Received*	97.1%	98.8%	+ 1.8%	99.9%	98.2%	- 1.7%
New Listings	19	19	0.0%	52	38	- 26.9%

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

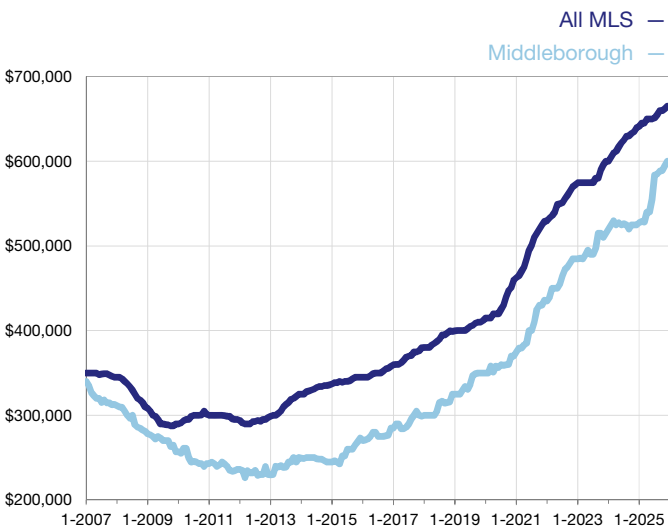
Condominium Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	5	3	- 40.0%	6	5	- 16.7%
Closed Sales	1	0	- 100.0%	1	2	+ 100.0%
Median Sales Price*	\$435,000	\$0	- 100.0%	\$435,000	\$420,000	- 3.4%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.6	1.0	+ 66.7%	--	--	--
Cumulative Days on Market Until Sale	21	0	- 100.0%	21	44	+ 109.5%
Percent of Original List Price Received*	103.6%	0.0%	- 100.0%	103.6%	98.8%	- 4.6%
New Listings	3	2	- 33.3%	6	3	- 50.0%

* 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

