

Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Middleborough

Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	16	22	+ 37.5%	71	50	- 29.6%
Closed Sales	15	12	- 20.0%	59	40	- 32.2%
Median Sales Price*	\$586,000	\$467,000	- 20.3%	\$590,000	\$517,500	- 12.3%
Inventory of Homes for Sale	37	26	- 29.7%	--	--	--
Months Supply of Inventory	2.3	1.5	- 34.8%	--	--	--
Cumulative Days on Market Until Sale	55	41	- 25.5%	45	52	+ 15.6%
Percent of Original List Price Received*	99.5%	99.1%	- 0.4%	99.8%	98.5%	- 1.3%
New Listings	37	22	- 40.5%	89	60	- 32.6%

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

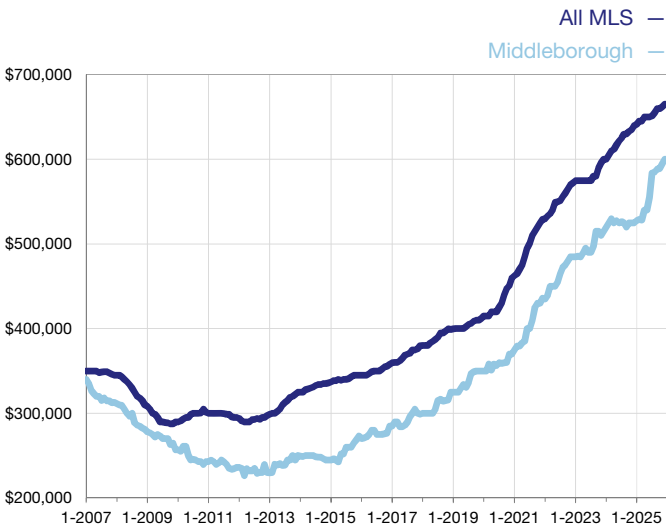
Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	1	2	+ 100.0%	7	7	0.0%
Closed Sales	5	3	- 40.0%	6	5	- 16.7%
Median Sales Price*	\$460,000	\$410,000	- 10.9%	\$447,500	\$420,000	- 6.1%
Inventory of Homes for Sale	0	4	--	--	--	--
Months Supply of Inventory	0.0	1.9	--	--	--	--
Cumulative Days on Market Until Sale	28	43	+ 53.6%	27	43	+ 59.3%
Percent of Original List Price Received*	101.3%	99.0%	- 2.3%	101.7%	98.9%	- 2.8%
New Listings	0	6	--	6	8	+ 33.3%

* 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

