

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Middleborough

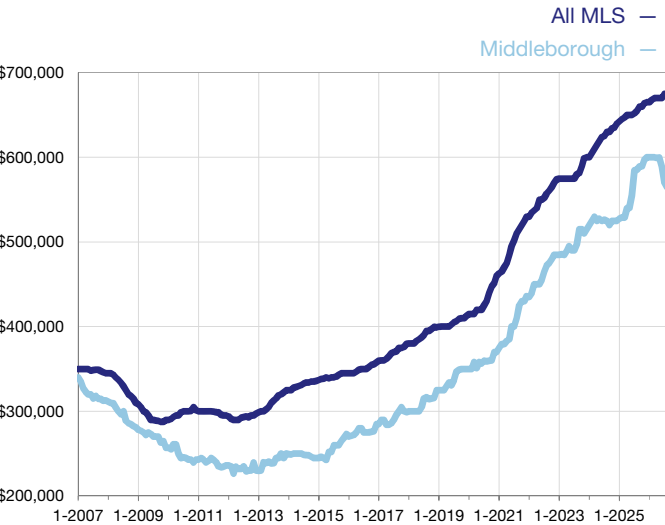
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	16	22	+ 37.5%	155	127	- 18.1%
Closed Sales	23	19	- 17.4%	142	115	- 19.0%
Median Sales Price*	\$675,000	\$505,000	- 25.2%	\$622,000	\$560,000	- 10.0%
Inventory of Homes for Sale	42	31	- 26.2%	--	--	--
Months Supply of Inventory	2.5	1.9	- 24.0%	--	--	--
Cumulative Days on Market Until Sale	35	40	+ 14.3%	36	44	+ 22.2%
Percent of Original List Price Received*	99.4%	97.6%	- 1.8%	100.0%	98.9%	- 1.1%
New Listings	20	23	+ 15.0%	186	149	- 19.9%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	0	1	--	11	15	+ 36.4%
Closed Sales	2	0	- 100.0%	11	14	+ 27.3%
Median Sales Price*	\$445,450	\$0	- 100.0%	\$419,000	\$420,000	+ 0.2%
Inventory of Homes for Sale	3	5	+ 66.7%	--	--	--
Months Supply of Inventory	1.9	2.2	+ 15.8%	--	--	--
Cumulative Days on Market Until Sale	22	0	- 100.0%	24	33	+ 37.5%
Percent of Original List Price Received*	99.7%	0.0%	- 100.0%	100.9%	99.4%	- 1.5%
New Listings	2	2	0.0%	13	18	+ 38.5%

* 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

