

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Middleborough

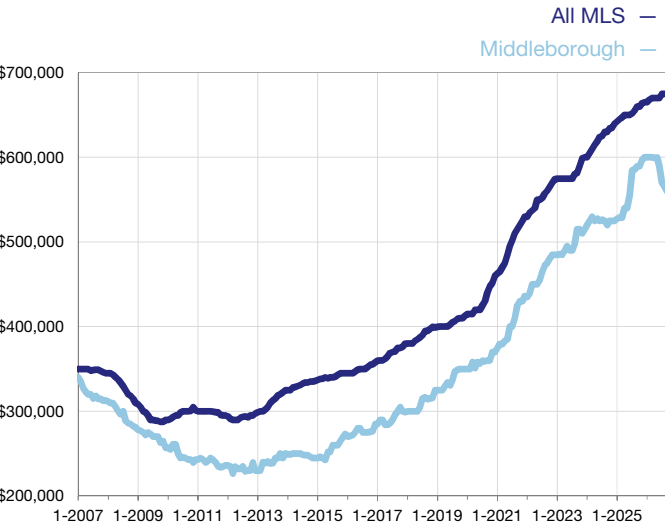
Single-Family Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	27	19	- 29.6%	182	144	- 20.9%
Closed Sales	16	20	+ 25.0%	158	135	- 14.6%
Median Sales Price*	\$575,000	\$521,950	- 9.2%	\$604,950	\$555,000	- 8.3%
Inventory of Homes for Sale	38	35	- 7.9%	--	--	--
Months Supply of Inventory	2.1	2.2	+ 4.8%	--	--	--
Cumulative Days on Market Until Sale	33	35	+ 6.1%	35	42	+ 20.0%
Percent of Original List Price Received*	101.0%	98.1%	- 2.9%	100.1%	98.8%	- 1.3%
New Listings	27	22	- 18.5%	213	171	- 19.7%

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

Condominium Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	1	0	- 100.0%	12	15	+ 25.0%
Closed Sales	1	1	0.0%	12	15	+ 25.0%
Median Sales Price*	\$545,000	\$424,000	- 22.2%	\$427,000	\$420,000	- 1.6%
Inventory of Homes for Sale	5	8	+ 60.0%	--	--	--
Months Supply of Inventory	3.2	3.3	+ 3.1%	--	--	--
Cumulative Days on Market Until Sale	37	43	+ 16.2%	25	34	+ 36.0%
Percent of Original List Price Received*	97.3%	96.6%	- 0.7%	100.6%	99.2%	- 1.4%
New Listings	3	4	+ 33.3%	16	22	+ 37.5%

* 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

