Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Middleborough

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	19	**19**	0.0%	201	**159**	- 20.9%
Closed Sales	29	**18**	- 37.9%	187	**153**	- 18.2%
Median Sales Price*	$589,000	**$540,000**	- 8.3%	$600,000	**$555,000**	- 7.5%
Inventory of Homes for Sale	32	**44**	+ 37.5%	--	--	--
Months Supply of Inventory	1.7	**2.9**	+ 70.6%	--	--	--
Cumulative Days on Market Until Sale	35	**41**	+ 17.1%	35	**42**	+ 20.0%
Percent of Original List Price Received*	100.2%	**98.4%**	- 1.8%	100.1%	**98.7%**	- 1.4%
New Listings	16	**30**	+ 87.5%	229	**201**	- 12.2%

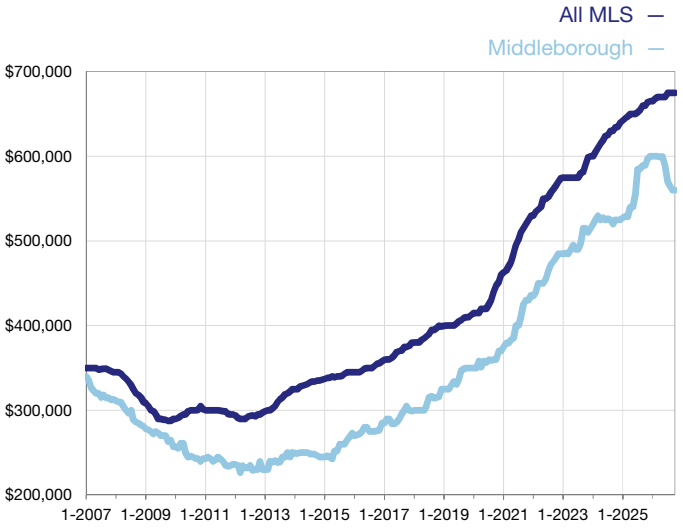
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

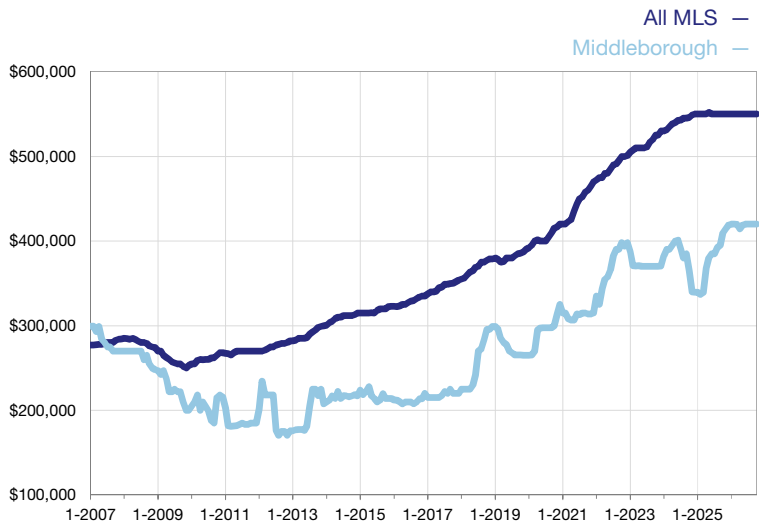
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	2	**0**	- 100.0%	14	**15**	+ 7.1%
Closed Sales	0	**0**	--	12	**15**	+ 25.0%
Median Sales Price*	$0	**$0**	--	$427,000	**$420,000**	- 1.6%
Inventory of Homes for Sale	8	**6**	- 25.0%	--	--	--
Months Supply of Inventory	4.8	**2.4**	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	0	**0**	--	25	**34**	+ 36.0%
Percent of Original List Price Received*	0.0%	**0.0%**	--	100.6%	**99.2%**	- 1.4%
New Listings	6	**0**	- 100.0%	22	**22**	0.0%

* 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



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