Local Market Update – December 2020

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

Hopkinton

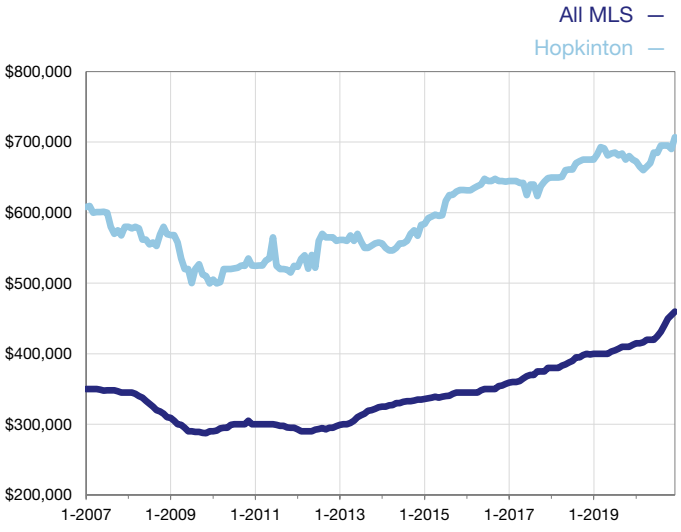
Single-Family Properties	December			Year to Date		
Key Metrics	**2019**	**2020**	**+ / –**	**2019**	**2020**	**+ / –**
Pending Sales	17	**4**	- 76.5%	216	**213**	- 1.4%
Closed Sales	18	**25**	+ 38.9%	207	**223**	+ 7.7%
Median Sales Price*	$595,450	**$725,000**	+ 21.8%	$675,000	**$707,000**	+ 4.7%
Inventory of Homes for Sale	37	**8**	- 78.4%	--	--	--
Months Supply of Inventory	2.1	**0.4**	- 81.0%	--	--	--
Cumulative Days on Market Until Sale	85	**49**	- 42.4%	66	**51**	- 22.7%
Percent of Original List Price Received*	95.7%	**97.8%**	+ 2.2%	97.5%	**98.8%**	+ 1.3%
New Listings	20	**4**	- 80.0%	288	**209**	- 27.4%

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

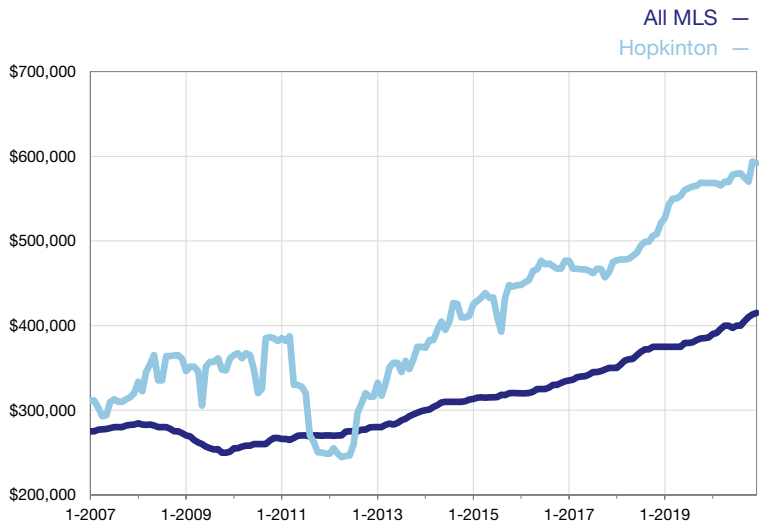
Condominium Properties	December			Year to Date		
Key Metrics	**2019**	**2020**	**+ / –**	**2019**	**2020**	**+ / –**
Pending Sales	2	**2**	0.0%	67	**72**	+ 7.5%
Closed Sales	5	**10**	+ 100.0%	70	**61**	- 12.9%
Median Sales Price*	$584,735	**$590,500**	+ 1.0%	$568,553	**$592,000**	+ 4.1%
Inventory of Homes for Sale	8	**4**	- 50.0%	--	--	--
Months Supply of Inventory	1.4	**0.7**	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	84	**61**	- 27.4%	67	**54**	- 19.4%
Percent of Original List Price Received*	100.9%	**103.2%**	+ 2.3%	100.0%	**100.6%**	+ 0.6%
New Listings	2	**2**	0.0%	70	**75**	+ 7.1%

* 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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