

# Local Market Update – December 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Stoughton

### Single-Family Properties

Key Metrics	December			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	11	18	+ 63.6%	256	279	+ 9.0%
Closed Sales	19	38	+ 100.0%	254	269	+ 5.9%
Median Sales Price*	\$410,000	<b>\$470,000</b>	+ 14.6%	\$410,000	<b>\$440,000</b>	+ 7.3%
Inventory of Homes for Sale	35	5	- 85.7%	--	--	--
Months Supply of Inventory	1.7	0.2	- 88.2%	--	--	--
Cumulative Days on Market Until Sale	37	20	- 45.9%	41	35	- 14.6%
Percent of Original List Price Received*	97.2%	<b>102.3%</b>	+ 5.2%	98.8%	<b>101.0%</b>	+ 2.2%
New Listings	6	11	+ 83.3%	312	300	- 3.8%

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

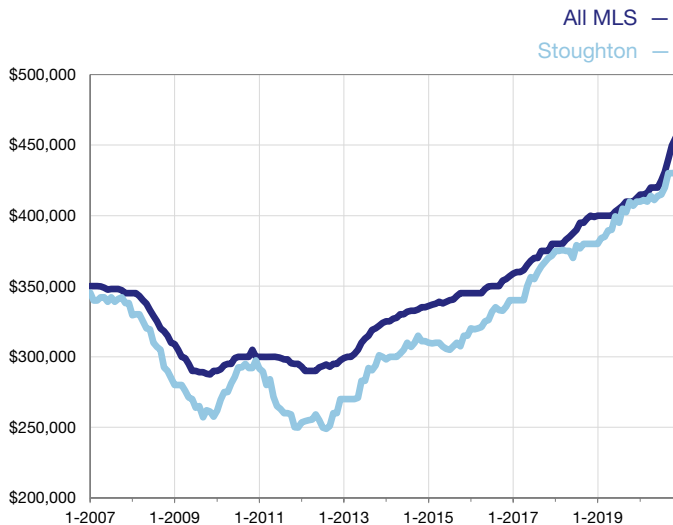
### Condominium Properties

Key Metrics	December			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	6	9	+ 50.0%	101	97	- 4.0%
Closed Sales	6	7	+ 16.7%	100	94	- 6.0%
Median Sales Price*	\$248,965	<b>\$271,000</b>	+ 8.9%	\$273,000	<b>\$311,250</b>	+ 14.0%
Inventory of Homes for Sale	9	3	- 66.7%	--	--	--
Months Supply of Inventory	1.1	0.4	- 63.6%	--	--	--
Cumulative Days on Market Until Sale	89	20	- 77.5%	39	35	- 10.3%
Percent of Original List Price Received*	97.5%	<b>100.7%</b>	+ 3.3%	99.0%	<b>99.8%</b>	+ 0.8%
New Listings	6	5	- 16.7%	126	106	- 15.9%

\* 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

