

# Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Paxton

### Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	5	3	- 40.0%	36	22	- 38.9%
Closed Sales	4	2	- 50.0%	22	10	- 54.5%
Median Sales Price*	\$361,950	<b>\$412,023</b>	+ 13.8%	\$383,250	<b>\$465,773</b>	+ 21.5%
Inventory of Homes for Sale	16	6	- 62.5%	--	--	--
Months Supply of Inventory	2.6	1.0	- 61.5%	--	--	--
Cumulative Days on Market Until Sale	44	24	- 45.5%	73	59	- 19.2%
Percent of Original List Price Received*	100.3%	<b>96.4%</b>	- 3.9%	97.1%	<b>99.8%</b>	+ 2.8%
New Listings	5	6	+ 20.0%	44	28	- 36.4%

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

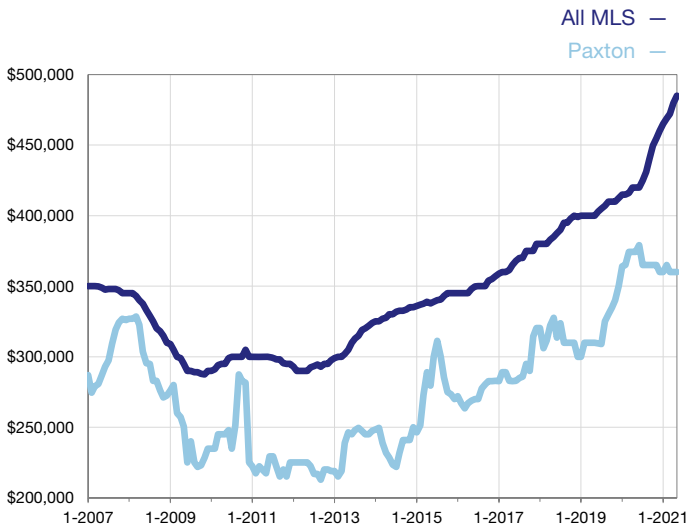
### Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1	0	- 100.0%	2	2	0.0%
Closed Sales	0	0	--	0	5	--
Median Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$340,000</b>	--
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	1.0	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	11	--
Percent of Original List Price Received*	0.0%	<b>0.0%</b>	--	0.0%	<b>101.7%</b>	--
New Listings	1	0	- 100.0%	2	2	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

