Local Market Update – January 2021

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

Norton

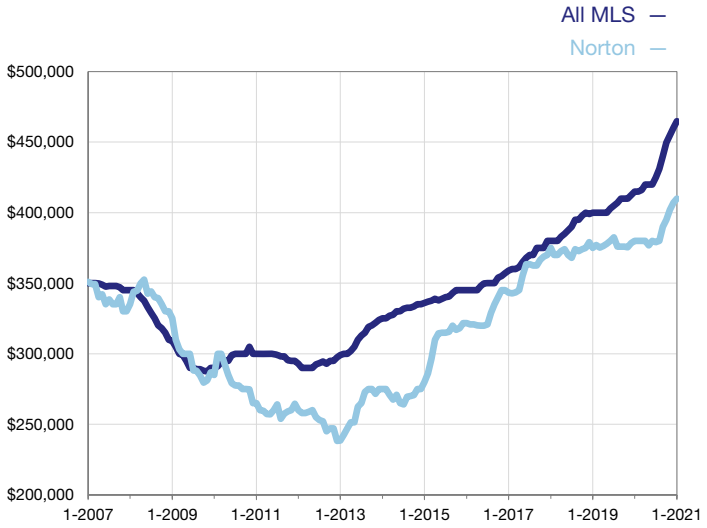
Single-Family Properties	January			Year to Date		
Key Metrics	**2020**	**2021**	**+ / –**	**2020**	**2021**	**+ / –**
Pending Sales	9	**8**	- 11.1%	9	**8**	- 11.1%
Closed Sales	9	**12**	+ 33.3%	9	**12**	+ 33.3%
Median Sales Price*	$359,900	**$462,500**	+ 28.5%	$359,900	**$462,500**	+ 28.5%
Inventory of Homes for Sale	23	**11**	- 52.2%	--	--	--
Months Supply of Inventory	1.7	**0.9**	- 47.1%	--	--	--
Cumulative Days on Market Until Sale	66	**41**	- 37.9%	66	**41**	- 37.9%
Percent of Original List Price Received*	90.8%	**101.1%**	+ 11.3%	90.8%	**101.1%**	+ 11.3%
New Listings	9	**8**	- 11.1%	9	**8**	- 11.1%

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

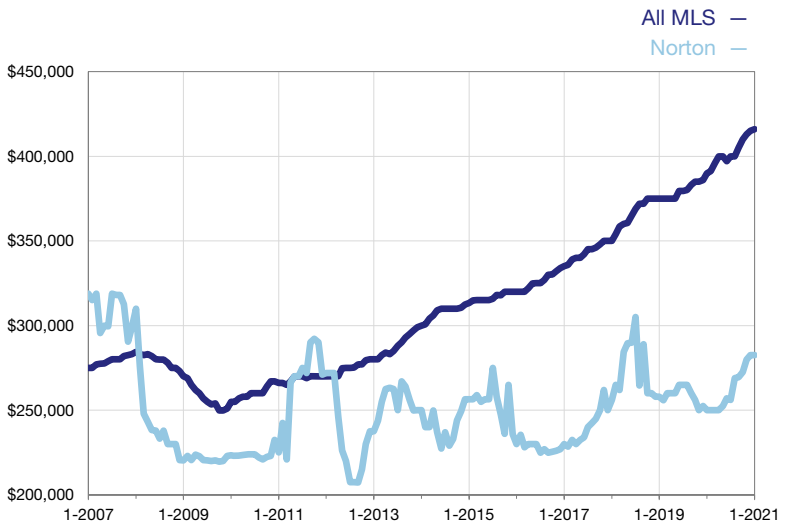
Condominium Properties	January			Year to Date		
Key Metrics	**2020**	**2021**	**+ / –**	**2020**	**2021**	**+ / –**
Pending Sales	3	**6**	+ 100.0%	3	**6**	+ 100.0%
Closed Sales	2	**4**	+ 100.0%	2	**4**	+ 100.0%
Median Sales Price*	$355,000	**$320,000**	- 9.9%	$355,000	**$320,000**	- 9.9%
Inventory of Homes for Sale	3	**3**	0.0%	--	--	--
Months Supply of Inventory	0.5	**0.5**	0.0%	--	--	--
Cumulative Days on Market Until Sale	34	**45**	+ 32.4%	34	**45**	+ 32.4%
Percent of Original List Price Received*	98.1%	**96.4%**	- 1.7%	98.1%	**96.4%**	- 1.7%
New Listings	3	**3**	0.0%	3	**3**	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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