Local Market Update – January 2021

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

Southampton

Single-Family Properties

	January			Year to Date		
Key Metrics	**2020**	**2021**	**+ / –**	**2020**	**2021**	**+ / –**
Pending Sales	5	**5**	0.0%	5	**5**	0.0%
Closed Sales	2	**3**	+ 50.0%	2	**3**	+ 50.0%
Median Sales Price*	$301,250	**$505,000**	+ 67.6%	$301,250	**$505,000**	+ 67.6%
Inventory of Homes for Sale	15	**9**	- 40.0%	--	--	--
Months Supply of Inventory	3.5	**1.3**	- 62.9%	--	--	--
Cumulative Days on Market Until Sale	40	**59**	+ 47.5%	40	**59**	+ 47.5%
Percent of Original List Price Received*	98.5%	**97.2%**	- 1.3%	98.5%	**97.2%**	- 1.3%
New Listings	3	**7**	+ 133.3%	3	**7**	+ 133.3%

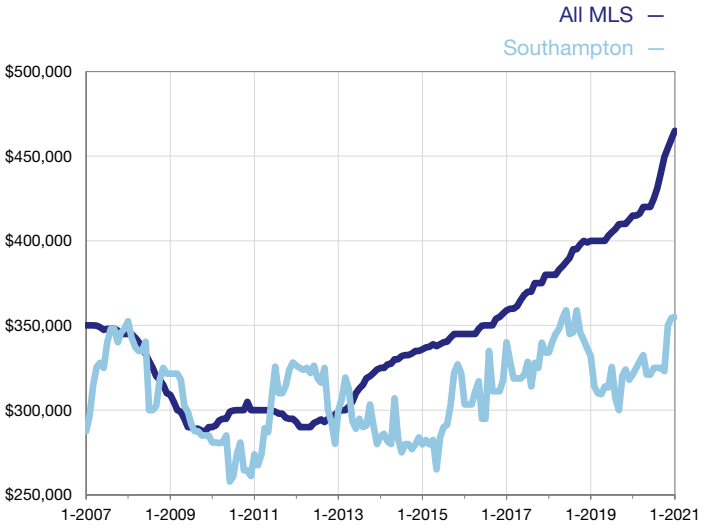
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

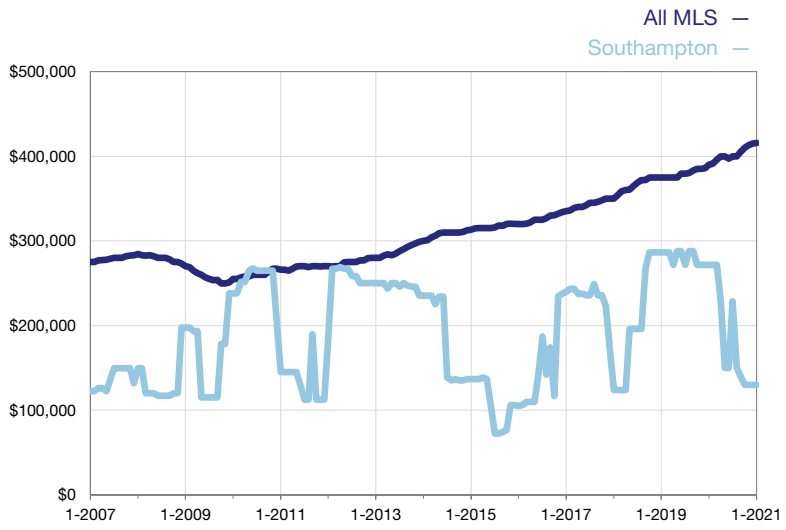
	January			Year to Date		
Key Metrics	**2020**	**2021**	**+ / –**	**2020**	**2021**	**+ / –**
Pending Sales	2	**1**	- 50.0%	2	**1**	- 50.0%
Closed Sales	0	**0**	--	0	**0**	--
Median Sales Price*	$0	**$0**	--	$0	**$0**	--
Inventory of Homes for Sale	0	**1**	--	--	--	--
Months Supply of Inventory	0.0	**0.8**	--	--	--	--
Cumulative Days on Market Until Sale	0	**0**	--	0	**0**	--
Percent of Original List Price Received*	0.0%	**0.0%**	--	0.0%	**0.0%**	--
New Listings	1	**0**	- 100.0%	1	**0**	- 100.0%

* 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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