

Local Market Update – March 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Stoughton

Single-Family Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	15	32	+ 113.3%	61	59	- 3.3%
Closed Sales	26	15	- 42.3%	57	42	- 26.3%
Median Sales Price*	\$396,894	\$495,000	+ 24.7%	\$400,000	\$500,000	+ 25.0%
Inventory of Homes for Sale	26	9	- 65.4%	--	--	--
Months Supply of Inventory	1.2	0.4	- 66.7%	--	--	--
Cumulative Days on Market Until Sale	45	20	- 55.6%	50	25	- 50.0%
Percent of Original List Price Received*	97.3%	103.3%	+ 6.2%	96.2%	103.4%	+ 7.5%
New Listings	19	35	+ 84.2%	69	66	- 4.3%

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

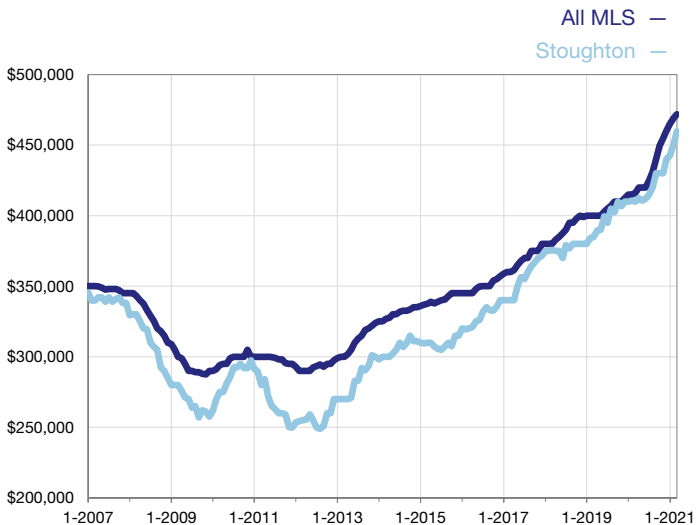
Condominium Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	8	12	+ 50.0%	18	19	+ 5.6%
Closed Sales	3	7	+ 133.3%	15	21	+ 40.0%
Median Sales Price*	\$257,000	\$380,000	+ 47.9%	\$299,000	\$294,000	- 1.7%
Inventory of Homes for Sale	16	5	- 68.8%	--	--	--
Months Supply of Inventory	2.1	0.6	- 71.4%	--	--	--
Cumulative Days on Market Until Sale	22	26	+ 18.2%	45	27	- 40.0%
Percent of Original List Price Received*	98.6%	104.1%	+ 5.6%	98.9%	101.0%	+ 2.1%
New Listings	13	12	- 7.7%	30	23	- 23.3%

* 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

