

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Middleton

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	6	10	+ 66.7%	13	30	+ 130.8%
Closed Sales	3	8	+ 166.7%	12	21	+ 75.0%
Median Sales Price*	\$884,000	\$600,000	- 32.1%	\$782,500	\$652,504	- 16.6%
Inventory of Homes for Sale	11	2	- 81.8%	--	--	--
Months Supply of Inventory	1.9	0.3	- 84.2%	--	--	--
Cumulative Days on Market Until Sale	60	36	- 40.0%	47	37	- 21.3%
Percent of Original List Price Received*	98.5%	101.1%	+ 2.6%	97.7%	101.3%	+ 3.7%
New Listings	7	6	- 14.3%	22	29	+ 31.8%

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

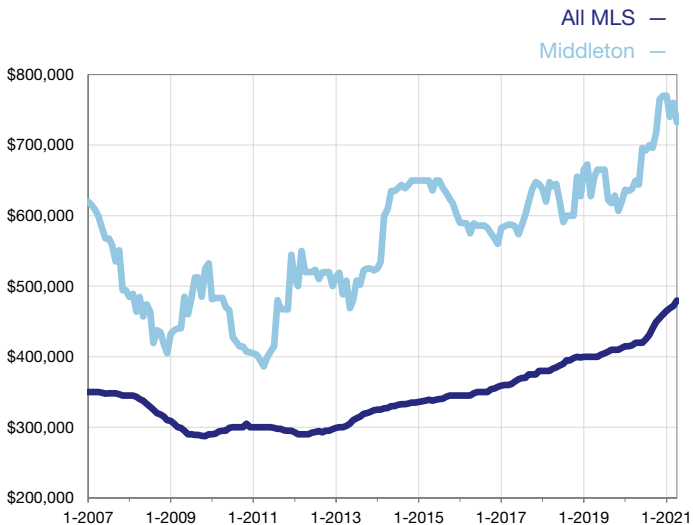
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	3	10	+ 233.3%	12	27	+ 125.0%
Closed Sales	3	3	0.0%	14	12	- 14.3%
Median Sales Price*	\$399,000	\$425,000	+ 6.5%	\$399,450	\$460,000	+ 15.2%
Inventory of Homes for Sale	4	5	+ 25.0%	--	--	--
Months Supply of Inventory	0.7	1.4	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	124	22	- 82.3%	76	37	- 51.3%
Percent of Original List Price Received*	97.9%	100.9%	+ 3.1%	96.1%	98.5%	+ 2.5%
New Listings	2	8	+ 300.0%	9	31	+ 244.4%

* 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

