

# Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Paxton

### Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	7	12	+ 71.4%	31	19	- 38.7%
Closed Sales	6	0	- 100.0%	18	8	- 55.6%
Median Sales Price*	\$361,500	\$0	- 100.0%	\$383,250	\$469,250	+ 22.4%
Inventory of Homes for Sale	16	4	- 75.0%	--	--	--
Months Supply of Inventory	2.4	0.7	- 70.8%	--	--	--
Cumulative Days on Market Until Sale	100	0	- 100.0%	80	68	- 15.0%
Percent of Original List Price Received*	98.0%	0.0%	- 100.0%	96.4%	100.6%	+ 4.4%
New Listings	9	12	+ 33.3%	39	22	- 43.6%

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

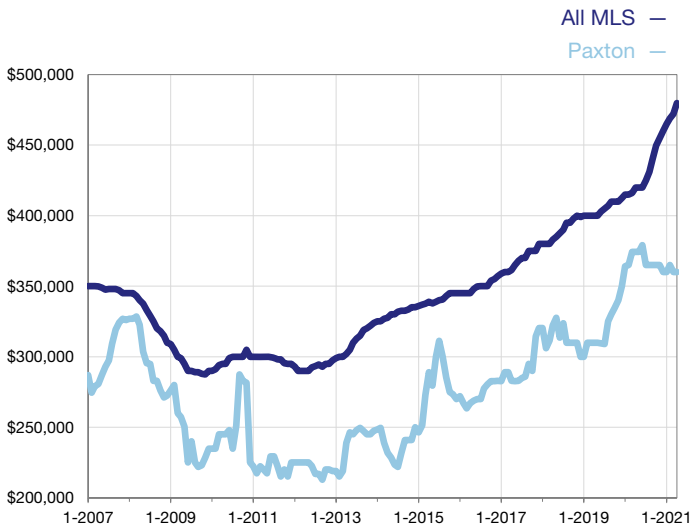
### Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1	0	- 100.0%	1	2	+ 100.0%
Closed Sales	0	3	--	0	5	--
Median Sales Price*	\$0	\$340,000	--	\$0	\$340,000	--
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	11	--	0	11	--
Percent of Original List Price Received*	0.0%	101.2%	--	0.0%	101.7%	--
New Listings	1	0	- 100.0%	1	2	+ 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

