

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Southampton

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	10	3	- 70.0%	29	17	- 41.4%
Closed Sales	8	3	- 62.5%	18	14	- 22.2%
Median Sales Price*	\$377,500	\$420,000	+ 11.3%	\$318,750	\$412,500	+ 29.4%
Inventory of Homes for Sale	14	5	- 64.3%	--	--	--
Months Supply of Inventory	3.2	0.8	- 75.0%	--	--	--
Cumulative Days on Market Until Sale	31	9	- 71.0%	53	25	- 52.8%
Percent of Original List Price Received*	97.9%	104.1%	+ 6.3%	96.0%	100.8%	+ 5.0%
New Listings	10	6	- 40.0%	29	17	- 41.4%

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

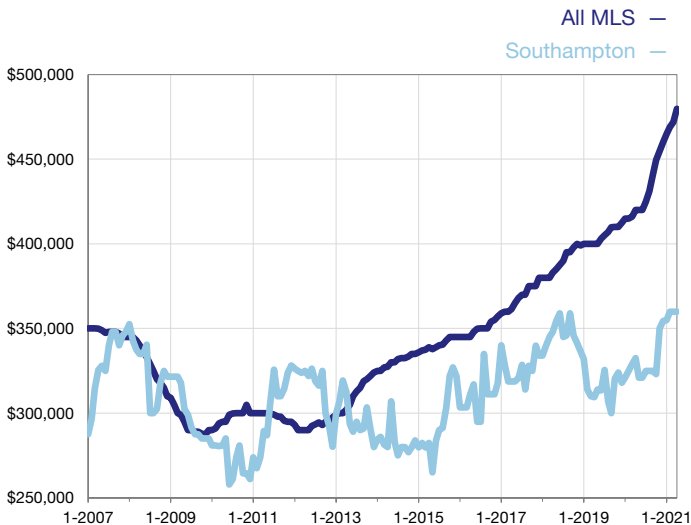
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	0	--	2	2	0.0%
Closed Sales	0	1	--	2	2	0.0%
Median Sales Price*	\$0	\$329,900	--	\$236,000	\$262,450	+ 11.2%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.8	1.0	+ 25.0%	--	--	--
Cumulative Days on Market Until Sale	0	3	--	37	54	+ 45.9%
Percent of Original List Price Received*	0.0%	100.0%	--	95.8%	91.5%	- 4.5%
New Listings	1	0	- 100.0%	2	1	- 50.0%

* 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

