

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Stoughton

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	13	23	+ 76.9%	74	81	+ 9.5%
Closed Sales	15	21	+ 40.0%	72	64	- 11.1%
Median Sales Price*	\$360,000	\$480,000	+ 33.3%	\$397,450	\$500,000	+ 25.8%
Inventory of Homes for Sale	30	22	- 26.7%	--	--	--
Months Supply of Inventory	1.4	1.0	- 28.6%	--	--	--
Cumulative Days on Market Until Sale	53	23	- 56.6%	51	24	- 52.9%
Percent of Original List Price Received*	100.6%	106.5%	+ 5.9%	97.1%	104.5%	+ 7.6%
New Listings	18	37	+ 105.6%	88	104	+ 18.2%

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

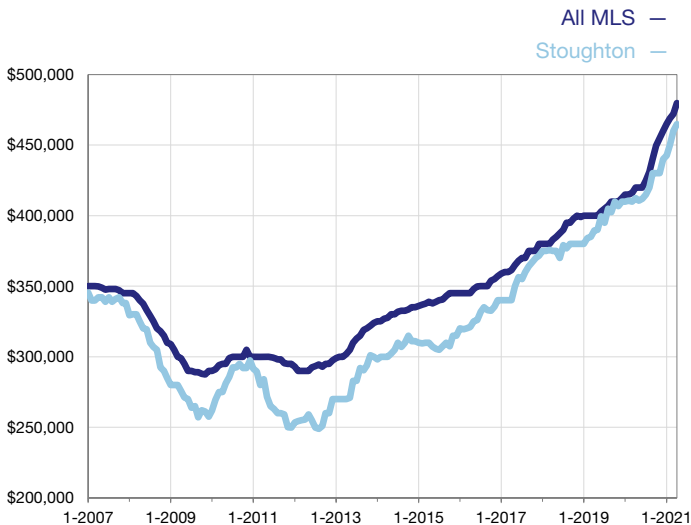
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	4	11	+ 175.0%	22	28	+ 27.3%
Closed Sales	8	5	- 37.5%	23	26	+ 13.0%
Median Sales Price*	\$338,000	\$331,000	- 2.1%	\$314,000	\$312,500	- 0.5%
Inventory of Homes for Sale	16	9	- 43.8%	--	--	--
Months Supply of Inventory	2.1	1.1	- 47.6%	--	--	--
Cumulative Days on Market Until Sale	54	29	- 46.3%	48	27	- 43.8%
Percent of Original List Price Received*	99.3%	99.4%	+ 0.1%	99.0%	100.7%	+ 1.7%
New Listings	7	14	+ 100.0%	36	36	0.0%

* 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

