

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Clinton

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	8	11	+ 37.5%	43	35	- 18.6%
Closed Sales	8	1	- 87.5%	33	20	- 39.4%
Median Sales Price*	\$345,000	\$250,000	- 27.5%	\$317,000	\$356,750	+ 12.5%
Inventory of Homes for Sale	11	3	- 72.7%	--	--	--
Months Supply of Inventory	1.2	0.4	- 66.7%	--	--	--
Cumulative Days on Market Until Sale	25	26	+ 4.0%	37	40	+ 8.1%
Percent of Original List Price Received*	99.1%	86.2%	- 13.0%	96.7%	100.5%	+ 3.9%
New Listings	12	8	- 33.3%	40	37	- 7.5%

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

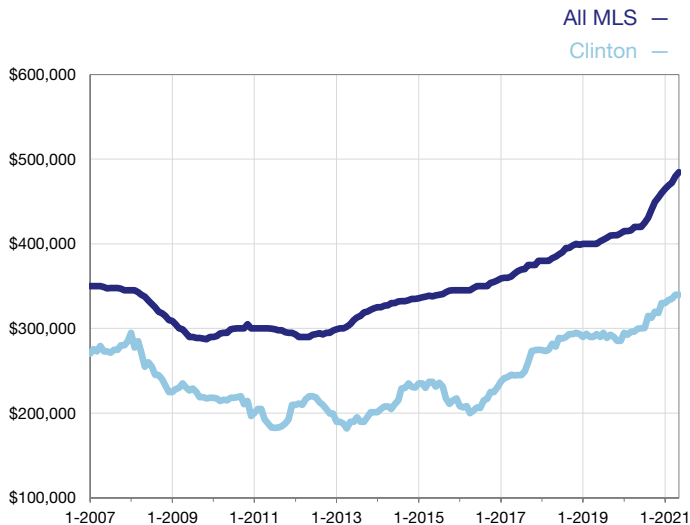
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	4	10	+ 150.0%	34	40	+ 17.6%
Closed Sales	7	5	- 28.6%	29	26	- 10.3%
Median Sales Price*	\$288,000	\$301,000	+ 4.5%	\$288,000	\$305,500	+ 6.1%
Inventory of Homes for Sale	20	12	- 40.0%	--	--	--
Months Supply of Inventory	2.9	1.7	- 41.4%	--	--	--
Cumulative Days on Market Until Sale	80	48	- 40.0%	92	48	- 47.8%
Percent of Original List Price Received*	100.0%	102.8%	+ 2.8%	98.4%	100.8%	+ 2.4%
New Listings	5	14	+ 180.0%	43	45	+ 4.7%

* 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

