

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hopkinton

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	21	35	+ 66.7%	78	102	+ 30.8%
Closed Sales	12	15	+ 25.0%	67	53	- 20.9%
Median Sales Price*	\$737,500	\$845,000	+ 14.6%	\$670,000	\$800,000	+ 19.4%
Inventory of Homes for Sale	44	9	- 79.5%	--	--	--
Months Supply of Inventory	2.5	0.5	- 80.0%	--	--	--
Cumulative Days on Market Until Sale	53	29	- 45.3%	71	36	- 49.3%
Percent of Original List Price Received*	100.2%	106.2%	+ 6.0%	97.3%	103.7%	+ 6.6%
New Listings	25	31	+ 24.0%	96	107	+ 11.5%

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

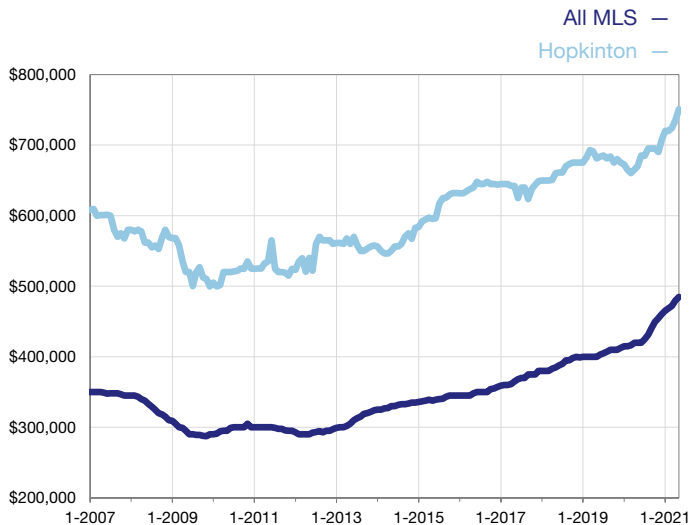
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	4	16	+ 300.0%	20	62	+ 210.0%
Closed Sales	4	7	+ 75.0%	12	29	+ 141.7%
Median Sales Price*	\$252,450	\$650,000	+ 157.5%	\$494,003	\$638,270	+ 29.2%
Inventory of Homes for Sale	12	6	- 50.0%	--	--	--
Months Supply of Inventory	2.3	0.9	- 60.9%	--	--	--
Cumulative Days on Market Until Sale	15	13	- 13.3%	43	61	+ 41.9%
Percent of Original List Price Received*	97.5%	104.8%	+ 7.5%	100.1%	102.8%	+ 2.7%
New Listings	6	17	+ 183.3%	26	66	+ 153.8%

* 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

