

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Middleton

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	7	9	+ 28.6%	20	38	+ 90.0%
Closed Sales	2	11	+ 450.0%	14	32	+ 128.6%
Median Sales Price*	\$516,250	\$895,868	+ 73.5%	\$717,500	\$732,500	+ 2.1%
Inventory of Homes for Sale	13	3	- 76.9%	--	--	--
Months Supply of Inventory	2.4	0.4	- 83.3%	--	--	--
Cumulative Days on Market Until Sale	47	25	- 46.8%	47	33	- 29.8%
Percent of Original List Price Received*	97.9%	104.0%	+ 6.2%	97.7%	102.2%	+ 4.6%
New Listings	10	10	0.0%	32	39	+ 21.9%

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

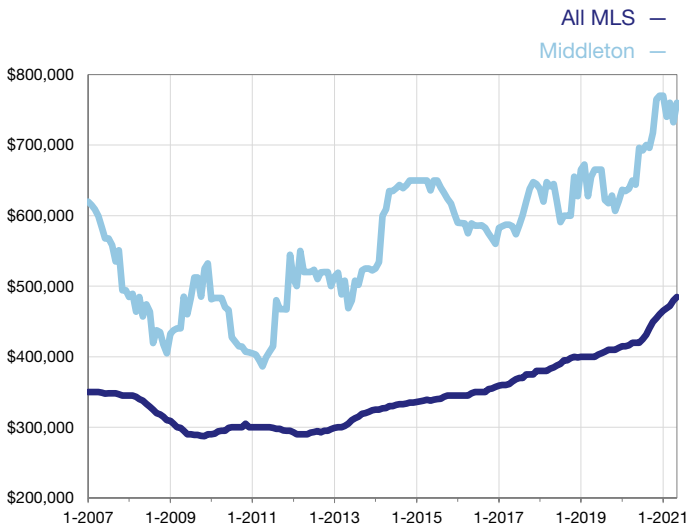
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1	6	+ 500.0%	13	32	+ 146.2%
Closed Sales	2	8	+ 300.0%	16	20	+ 25.0%
Median Sales Price*	\$352,000	\$565,000	+ 60.5%	\$397,000	\$505,000	+ 27.2%
Inventory of Homes for Sale	8	6	- 25.0%	--	--	--
Months Supply of Inventory	1.7	1.5	- 11.8%	--	--	--
Cumulative Days on Market Until Sale	25	35	+ 40.0%	70	36	- 48.6%
Percent of Original List Price Received*	99.4%	99.9%	+ 0.5%	96.5%	99.1%	+ 2.7%
New Listings	5	7	+ 40.0%	14	38	+ 171.4%

* 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

