

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Southampton

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	6	2	- 66.7%	35	19	- 45.7%
Closed Sales	9	2	- 77.8%	27	16	- 40.7%
Median Sales Price*	\$300,000	\$359,722	+ 19.9%	\$317,500	\$405,000	+ 27.6%
Inventory of Homes for Sale	8	12	+ 50.0%	--	--	--
Months Supply of Inventory	1.7	2.1	+ 23.5%	--	--	--
Cumulative Days on Market Until Sale	65	49	- 24.6%	57	28	- 50.9%
Percent of Original List Price Received*	95.7%	97.5%	+ 1.9%	95.9%	100.3%	+ 4.6%
New Listings	0	10	--	29	26	- 10.3%

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

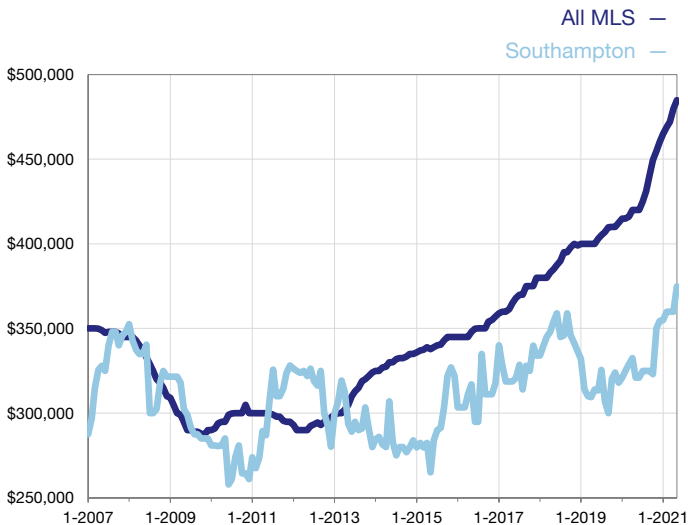
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1	1	0.0%	3	3	0.0%
Closed Sales	1	0	- 100.0%	3	2	- 33.3%
Median Sales Price*	\$124,900	\$0	- 100.0%	\$150,000	\$262,450	+ 75.0%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	21	0	- 100.0%	32	54	+ 68.8%
Percent of Original List Price Received*	100.0%	0.0%	- 100.0%	97.2%	91.5%	- 5.9%
New Listings	0	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

