

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Stoughton

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	12	41	+ 241.7%	86	119	+ 38.4%
Closed Sales	13	22	+ 69.2%	85	87	+ 2.4%
Median Sales Price*	\$465,000	\$482,500	+ 3.8%	\$400,000	\$495,000	+ 23.8%
Inventory of Homes for Sale	37	9	- 75.7%	--	--	--
Months Supply of Inventory	1.8	0.4	- 77.8%	--	--	--
Cumulative Days on Market Until Sale	31	21	- 32.3%	48	23	- 52.1%
Percent of Original List Price Received*	100.4%	110.3%	+ 9.9%	97.6%	105.8%	+ 8.4%
New Listings	21	29	+ 38.1%	109	132	+ 21.1%

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

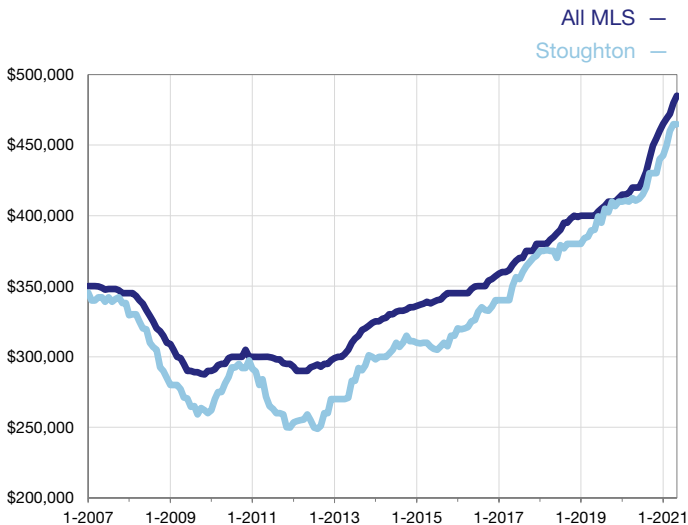
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	8	14	+ 75.0%	30	43	+ 43.3%
Closed Sales	5	8	+ 60.0%	28	35	+ 25.0%
Median Sales Price*	\$308,000	\$349,500	+ 13.5%	\$312,000	\$331,000	+ 6.1%
Inventory of Homes for Sale	16	4	- 75.0%	--	--	--
Months Supply of Inventory	2.2	0.5	- 77.3%	--	--	--
Cumulative Days on Market Until Sale	24	19	- 20.8%	44	26	- 40.9%
Percent of Original List Price Received*	101.5%	103.4%	+ 1.9%	99.5%	101.4%	+ 1.9%
New Listings	8	10	+ 25.0%	44	47	+ 6.8%

* 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

