Local Market Update – April 2022

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Middleton

Single-Family Properties

	April			Year to Date		
Key Metrics	**2021**	**2022**	**+ / –**	**2021**	**2022**	**+ / –**
Pending Sales	9	**7**	- 22.2%	28	**16**	- 42.9%
Closed Sales	8	**2**	- 75.0%	21	**10**	- 52.4%
Median Sales Price*	$600,000	**$950,000**	+ 58.3%	$652,504	**$668,056**	+ 2.4%
Inventory of Homes for Sale	2	**7**	+ 250.0%	--	--	--
Months Supply of Inventory	0.3	**1.4**	+ 366.7%	--	--	--
Cumulative Days on Market Until Sale	36	**12**	- 66.7%	37	**31**	- 16.2%
Percent of Original List Price Received*	101.1%	**109.6%**	+ 8.4%	101.3%	**101.2%**	- 0.1%
New Listings	6	**7**	+ 16.7%	28	**25**	- 10.7%

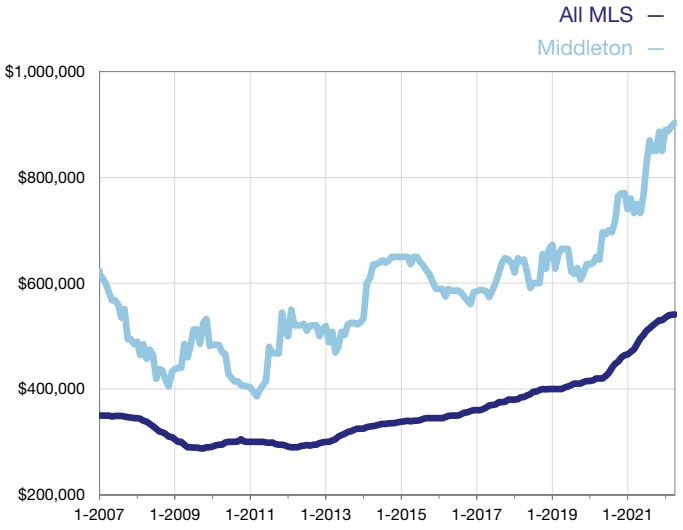
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

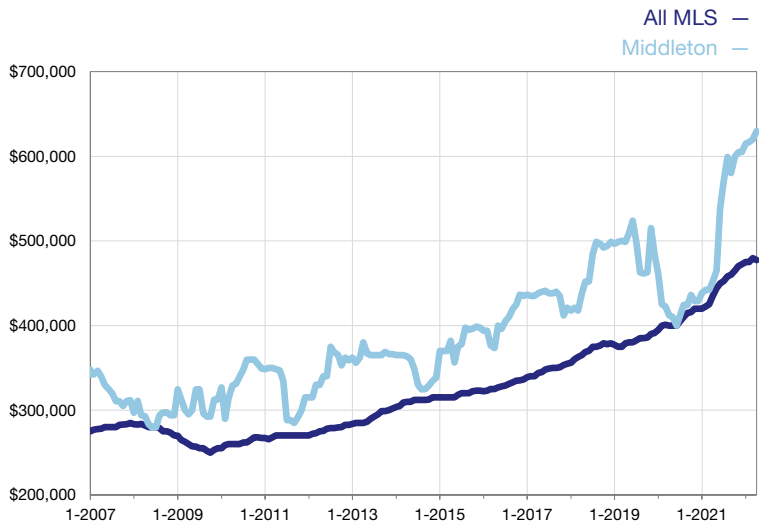
	April			Year to Date		
Key Metrics	**2021**	**2022**	**+ / –**	**2021**	**2022**	**+ / –**
Pending Sales	10	**3**	- 70.0%	25	**13**	- 48.0%
Closed Sales	3	**3**	0.0%	12	**14**	+ 16.7%
Median Sales Price*	$425,000	**$490,000**	+ 15.3%	$460,000	**$837,448**	+ 82.1%
Inventory of Homes for Sale	5	**9**	+ 80.0%	--	--	--
Months Supply of Inventory	1.0	**2.2**	+ 120.0%	--	--	--
Cumulative Days on Market Until Sale	22	**14**	- 36.4%	37	**38**	+ 2.7%
Percent of Original List Price Received*	100.9%	**99.5%**	- 1.4%	98.5%	**101.7%**	+ 3.2%
New Listings	8	**6**	- 25.0%	30	**21**	- 30.0%

* 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



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