

Local Market Update – December 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sutton

Single-Family Properties

Key Metrics	December			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	7	5	- 28.6%	131	98	- 25.2%
Closed Sales	14	10	- 28.6%	123	99	- 19.5%
Median Sales Price*	\$387,450	\$440,000	+ 13.6%	\$375,000	\$430,000	+ 14.7%
Inventory of Homes for Sale	20	6	- 70.0%	--	--	--
Months Supply of Inventory	2.0	0.7	- 65.0%	--	--	--
Cumulative Days on Market Until Sale	110	22	- 80.0%	76	58	- 23.7%
Percent of Original List Price Received*	95.4%	100.3%	+ 5.1%	96.8%	97.7%	+ 0.9%
New Listings	3	2	- 33.3%	165	105	- 36.4%

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

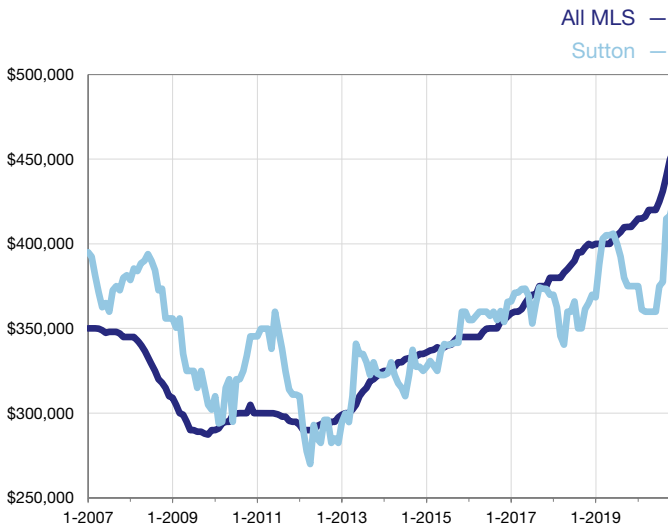
Condominium Properties

Key Metrics	December			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	1	1	0.0%	27	29	+ 7.4%
Closed Sales	5	2	- 60.0%	27	30	+ 11.1%
Median Sales Price*	\$372,413	\$410,180	+ 10.1%	\$372,413	\$410,180	+ 10.1%
Inventory of Homes for Sale	5	2	- 60.0%	--	--	--
Months Supply of Inventory	1.9	0.7	- 63.2%	--	--	--
Cumulative Days on Market Until Sale	66	20	- 69.7%	96	53	- 44.8%
Percent of Original List Price Received*	98.5%	103.9%	+ 5.5%	99.2%	98.8%	- 0.4%
New Listings	1	1	0.0%	38	35	- 7.9%

* 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

