

# Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Sutton

### Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	7	14	+ 100.0%	22	36	+ 63.6%
Closed Sales	4	5	+ 25.0%	23	20	- 13.0%
Median Sales Price*	\$362,550	\$348,000	- 4.0%	\$315,000	\$452,500	+ 43.7%
Inventory of Homes for Sale	17	5	- 70.6%	--	--	--
Months Supply of Inventory	1.7	0.6	- 64.7%	--	--	--
Cumulative Days on Market Until Sale	28	100	+ 257.1%	70	55	- 21.4%
Percent of Original List Price Received*	95.1%	95.1%	0.0%	95.1%	98.9%	+ 4.0%
New Listings	10	10	0.0%	29	37	+ 27.6%

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

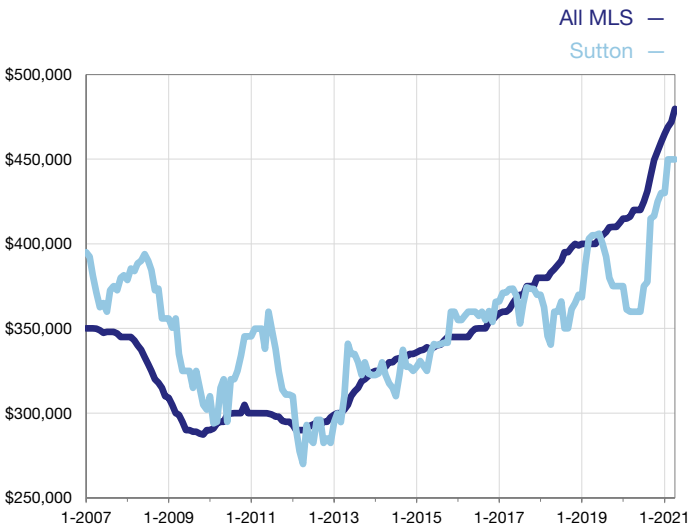
### Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	2	5	+ 150.0%	10	14	+ 40.0%
Closed Sales	0	6	--	4	9	+ 125.0%
Median Sales Price*	\$0	\$377,500	--	\$434,950	\$548,000	+ 26.0%
Inventory of Homes for Sale	7	2	- 71.4%	--	--	--
Months Supply of Inventory	2.7	0.7	- 74.1%	--	--	--
Cumulative Days on Market Until Sale	0	49	--	30	84	+ 180.0%
Percent of Original List Price Received*	0.0%	100.7%	--	99.6%	98.9%	- 0.7%
New Listings	4	1	- 75.0%	14	16	+ 14.3%

\* 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

