

Local Market Update – August 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sutton

Single-Family Properties

Key Metrics	August			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	13	10	- 23.1%	74	58	- 21.6%
Closed Sales	15	6	- 60.0%	64	55	- 14.1%
Median Sales Price*	\$462,500	\$586,250	+ 26.8%	\$464,250	\$570,000	+ 22.8%
Inventory of Homes for Sale	16	11	- 31.3%	--	--	--
Months Supply of Inventory	1.8	1.5	- 16.7%	--	--	--
Cumulative Days on Market Until Sale	19	28	+ 47.4%	30	27	- 10.0%
Percent of Original List Price Received*	101.0%	101.2%	+ 0.2%	102.3%	102.7%	+ 0.4%
New Listings	17	6	- 64.7%	92	71	- 22.8%

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

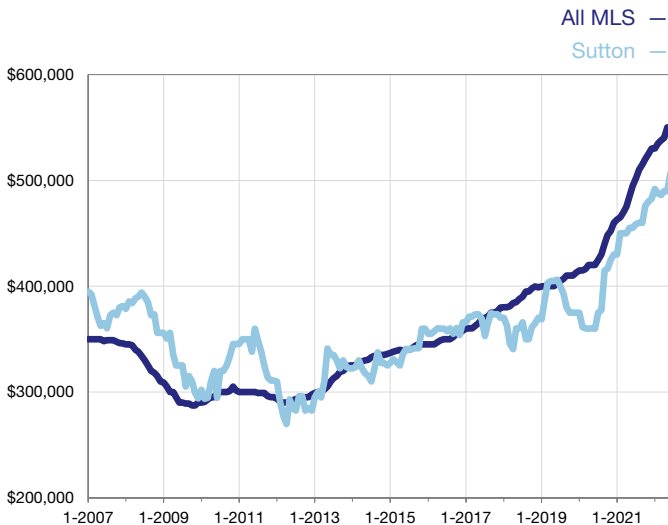
Condominium Properties

Key Metrics	August			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	1	2	+ 100.0%	17	11	- 35.3%
Closed Sales	0	2	--	15	12	- 20.0%
Median Sales Price*	\$0	\$482,500	--	\$441,195	\$489,545	+ 11.0%
Inventory of Homes for Sale	5	3	- 40.0%	--	--	--
Months Supply of Inventory	1.9	2.1	+ 10.5%	--	--	--
Cumulative Days on Market Until Sale	0	36	--	68	25	- 63.2%
Percent of Original List Price Received*	0.0%	93.1%	--	99.2%	99.2%	0.0%
New Listings	3	5	+ 66.7%	24	16	- 33.3%

* 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

