

# Local Market Update – December 2018

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Sutton

### Single-Family Properties

Key Metrics	December			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	6	3	- 50.0%	105	97	- 7.6%
Closed Sales	13	6	- 53.8%	106	100	- 5.7%
Median Sales Price*	\$315,000	<b>\$434,000</b>	+ 37.8%	\$367,500	<b>\$368,500</b>	+ 0.3%
Inventory of Homes for Sale	18	25	+ 38.9%	--	--	--
Months Supply of Inventory	2.0	3.0	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	58	76	+ 31.0%	59	73	+ 23.7%
Percent of Original List Price Received*	94.1%	<b>94.5%</b>	+ 0.4%	96.4%	<b>96.5%</b>	+ 0.1%
New Listings	4	9	+ 125.0%	146	155	+ 6.2%

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

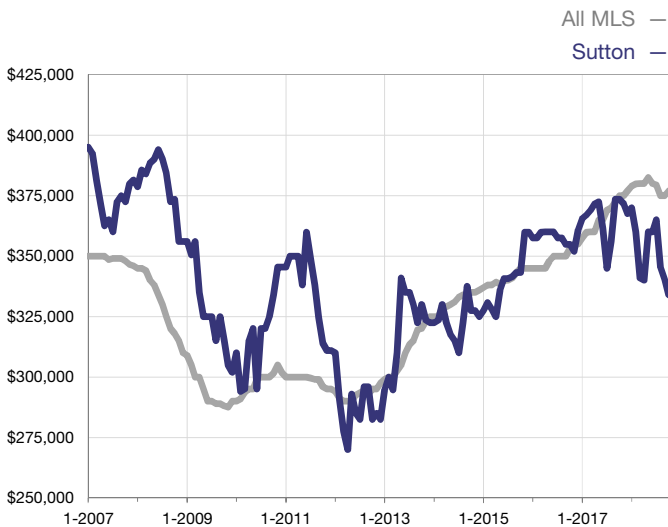
### Condominium Properties

Key Metrics	December			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	6	2	- 66.7%	26	25	- 3.8%
Closed Sales	5	4	- 20.0%	23	26	+ 13.0%
Median Sales Price*	\$521,483	<b>\$559,900</b>	+ 7.4%	\$550,395	<b>\$474,900</b>	- 13.7%
Inventory of Homes for Sale	5	3	- 40.0%	--	--	--
Months Supply of Inventory	1.7	1.3	- 23.5%	--	--	--
Cumulative Days on Market Until Sale	87	6	- 93.1%	80	58	- 27.5%
Percent of Original List Price Received*	109.2%	<b>96.7%</b>	- 11.4%	103.1%	<b>99.8%</b>	- 3.2%
New Listings	6	0	- 100.0%	32	35	+ 9.4%

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

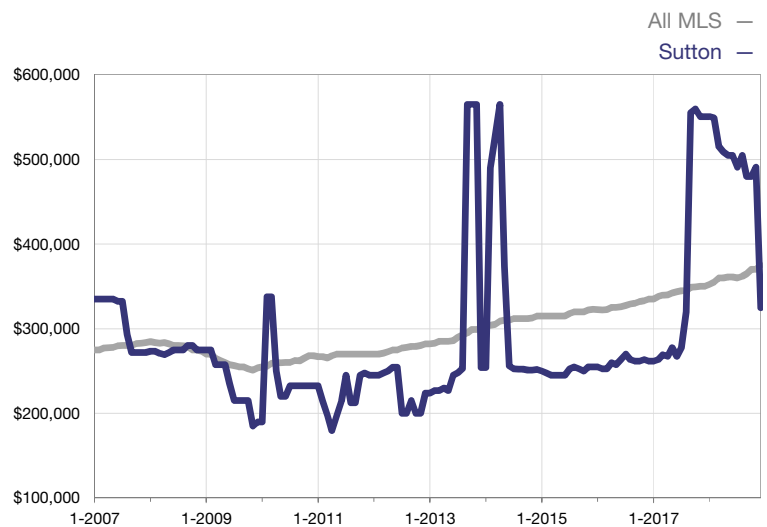
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



MASSACHUSETTS ASSOCIATION OF REALTORS®

