

Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sutton

Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	9	11	+ 22.2%	57	73	+ 28.1%
Closed Sales	13	13	0.0%	53	61	+ 15.1%
Median Sales Price*	\$439,900	\$333,000	- 24.3%	\$350,000	\$394,900	+ 12.8%
Inventory of Homes for Sale	43	32	- 25.6%	--	--	--
Months Supply of Inventory	5.1	3.6	- 29.4%	--	--	--
Cumulative Days on Market Until Sale	87	58	- 33.3%	83	94	+ 13.3%
Percent of Original List Price Received*	95.3%	96.1%	+ 0.8%	95.1%	96.8%	+ 1.8%
New Listings	18	11	- 38.9%	95	102	+ 7.4%

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

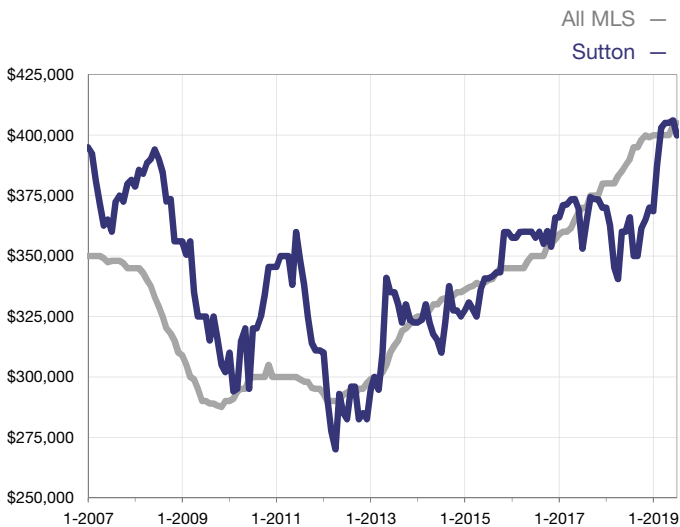
Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	2	3	+ 50.0%	17	14	- 17.6%
Closed Sales	1	2	+ 100.0%	11	12	+ 9.1%
Median Sales Price*	\$519,900	\$542,400	+ 4.3%	\$324,900	\$359,396	+ 10.6%
Inventory of Homes for Sale	8	9	+ 12.5%	--	--	--
Months Supply of Inventory	3.1	3.3	+ 6.5%	--	--	--
Cumulative Days on Market Until Sale	1	83	+ 8,200.0%	58	113	+ 94.8%
Percent of Original List Price Received*	100.0%	100.0%	0.0%	99.9%	98.9%	- 1.0%
New Listings	3	3	0.0%	26	20	- 23.1%

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

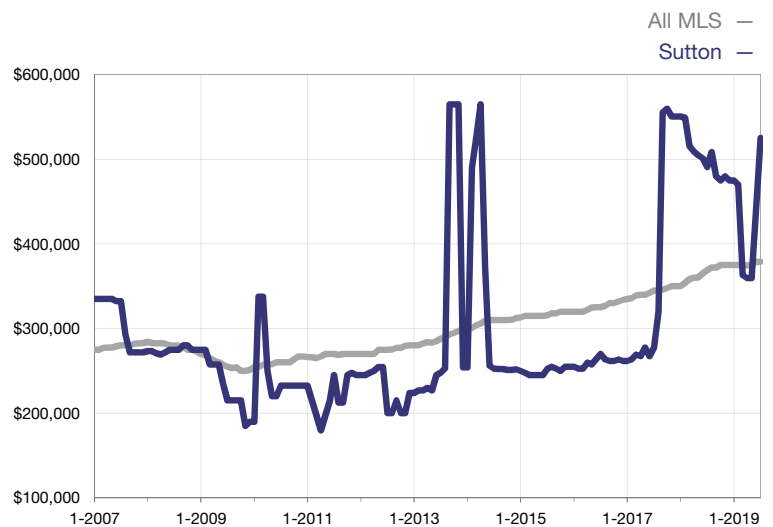
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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