

Local Market Update – August 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sutton

Single-Family Properties

Key Metrics	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	15	12	- 20.0%	87	69	- 20.7%
Closed Sales	13	13	0.0%	74	61	- 17.6%
Median Sales Price*	\$315,000	\$455,000	+ 44.4%	\$362,500	\$398,000	+ 9.8%
Inventory of Homes for Sale	32	12	- 62.5%	--	--	--
Months Supply of Inventory	3.4	1.3	- 61.8%	--	--	--
Cumulative Days on Market Until Sale	39	52	+ 33.3%	84	72	- 14.3%
Percent of Original List Price Received*	97.0%	96.7%	- 0.3%	96.9%	96.4%	- 0.5%
New Listings	14	9	- 35.7%	116	78	- 32.8%

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

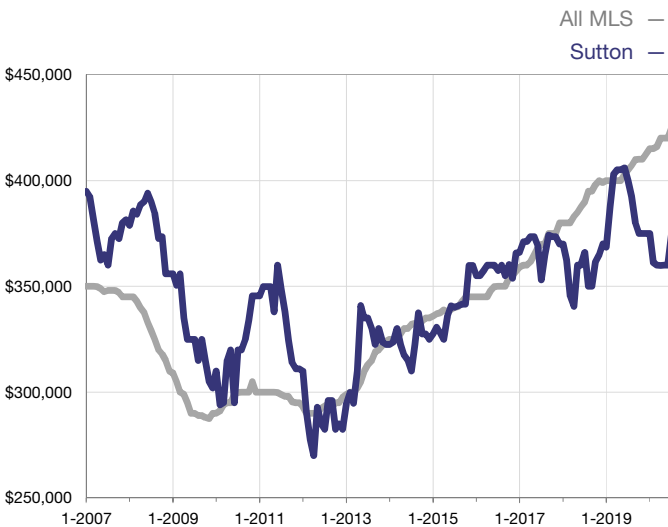
Condominium Properties

Key Metrics	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	1	1	0.0%	14	22	+ 57.1%
Closed Sales	3	2	- 33.3%	15	23	+ 53.3%
Median Sales Price*	\$387,483	\$518,000	+ 33.7%	\$363,108	\$387,717	+ 6.8%
Inventory of Homes for Sale	10	7	- 30.0%	--	--	--
Months Supply of Inventory	3.7	2.0	- 45.9%	--	--	--
Cumulative Days on Market Until Sale	52	21	- 59.6%	101	53	- 47.5%
Percent of Original List Price Received*	100.2%	97.8%	- 2.4%	99.2%	98.7%	- 0.5%
New Listings	0	4	--	20	29	+ 45.0%

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

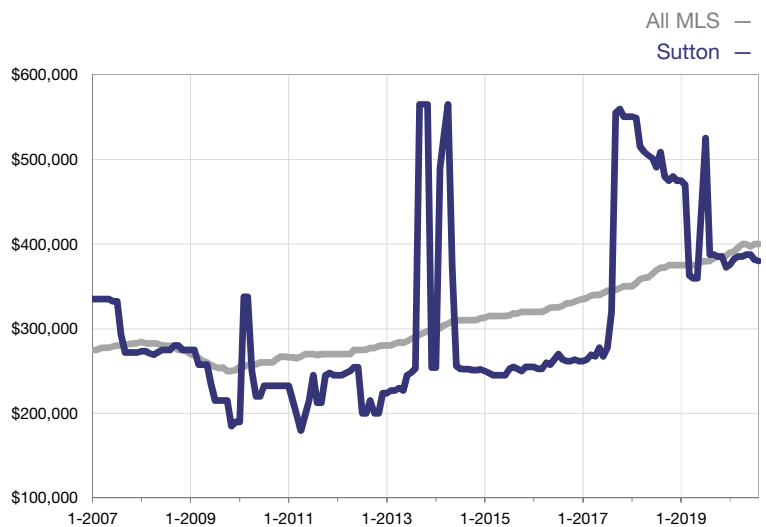
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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