

Local Market Update – October 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sutton

Single-Family Properties

Key Metrics	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	21	12	- 42.9%	117	86	- 26.5%
Closed Sales	14	9	- 35.7%	96	79	- 17.7%
Median Sales Price*	\$375,000	\$430,000	+ 14.7%	\$362,500	\$420,000	+ 15.9%
Inventory of Homes for Sale	32	12	- 62.5%	--	--	--
Months Supply of Inventory	3.5	1.4	- 60.0%	--	--	--
Cumulative Days on Market Until Sale	49	31	- 36.7%	78	64	- 17.9%
Percent of Original List Price Received*	96.7%	99.7%	+ 3.1%	96.9%	97.1%	+ 0.2%
New Listings	19	11	- 42.1%	152	97	- 36.2%

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

Condominium Properties

Key Metrics	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	6	2	- 66.7%	24	27	+ 12.5%
Closed Sales	2	1	- 50.0%	18	25	+ 38.9%
Median Sales Price*	\$338,850	\$860,000	+ 153.8%	\$359,396	\$400,435	+ 11.4%
Inventory of Homes for Sale	9	6	- 33.3%	--	--	--
Months Supply of Inventory	3.5	1.8	- 48.6%	--	--	--
Cumulative Days on Market Until Sale	48	75	+ 56.3%	90	53	- 41.1%
Percent of Original List Price Received*	100.9%	93.0%	- 7.8%	99.2%	98.4%	- 0.8%
New Listings	7	0	- 100.0%	34	33	- 2.9%

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

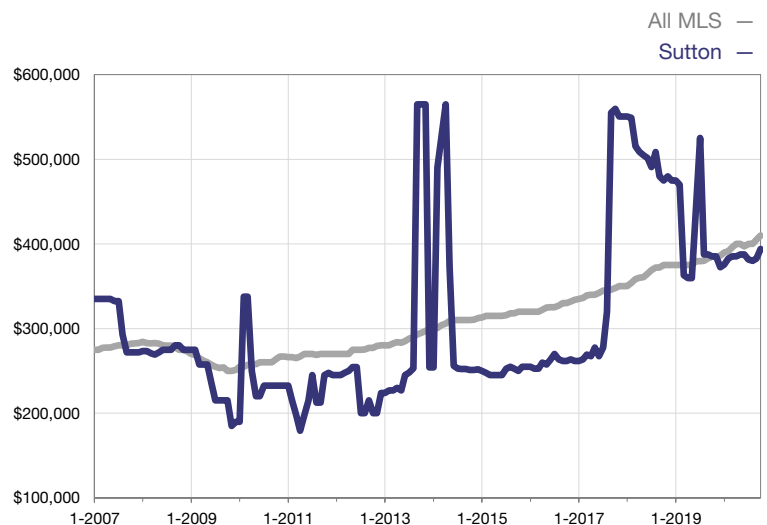
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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