

# Local Market Update – March 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Sutton

### Single-Family Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	5	13	+ 160.0%	15	23	+ 53.3%
Closed Sales	4	3	- 25.0%	19	15	- 21.1%
Median Sales Price*	\$370,000	\$535,000	+ 44.6%	\$315,000	\$485,000	+ 54.0%
Inventory of Homes for Sale	14	10	- 28.6%	--	--	--
Months Supply of Inventory	1.4	1.3	- 7.1%	--	--	--
Cumulative Days on Market Until Sale	108	60	- 44.4%	78	40	- 48.7%
Percent of Original List Price Received*	97.9%	101.5%	+ 3.7%	95.1%	100.2%	+ 5.4%
New Listings	7	16	+ 128.6%	19	27	+ 42.1%

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

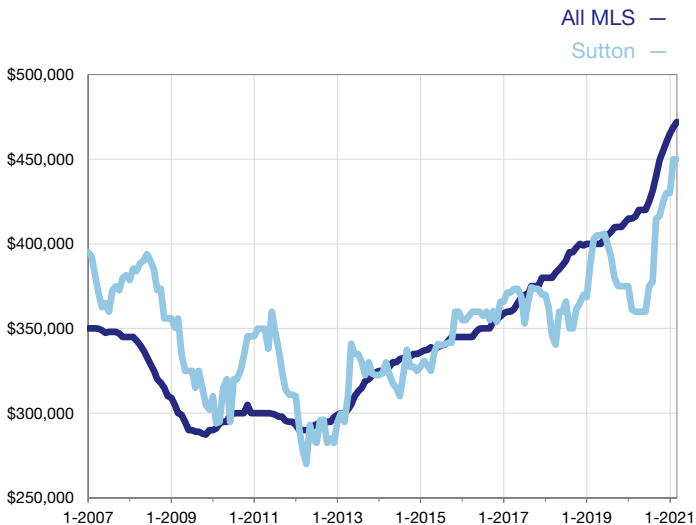
### Condominium Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1	5	+ 400.0%	8	10	+ 25.0%
Closed Sales	2	1	- 50.0%	4	3	- 25.0%
Median Sales Price*	\$295,000	\$660,000	+ 123.7%	\$434,950	\$670,000	+ 54.0%
Inventory of Homes for Sale	5	5	0.0%	--	--	--
Months Supply of Inventory	1.9	1.9	0.0%	--	--	--
Cumulative Days on Market Until Sale	49	182	+ 271.4%	30	153	+ 410.0%
Percent of Original List Price Received*	99.2%	91.7%	- 7.6%	99.6%	95.2%	- 4.4%
New Listings	3	7	+ 133.3%	10	15	+ 50.0%

\* 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

