

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sutton

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	11	6	- 45.5%	33	41	+ 24.2%
Closed Sales	5	12	+ 140.0%	28	32	+ 14.3%
Median Sales Price*	\$539,900	\$562,500	+ 4.2%	\$325,000	\$492,500	+ 51.5%
Inventory of Homes for Sale	16	8	- 50.0%	--	--	--
Months Supply of Inventory	1.6	0.9	- 43.8%	--	--	--
Cumulative Days on Market Until Sale	197	14	- 92.9%	92	40	- 56.5%
Percent of Original List Price Received*	98.3%	104.9%	+ 6.7%	95.7%	101.2%	+ 5.7%
New Listings	11	8	- 27.3%	40	45	+ 12.5%

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

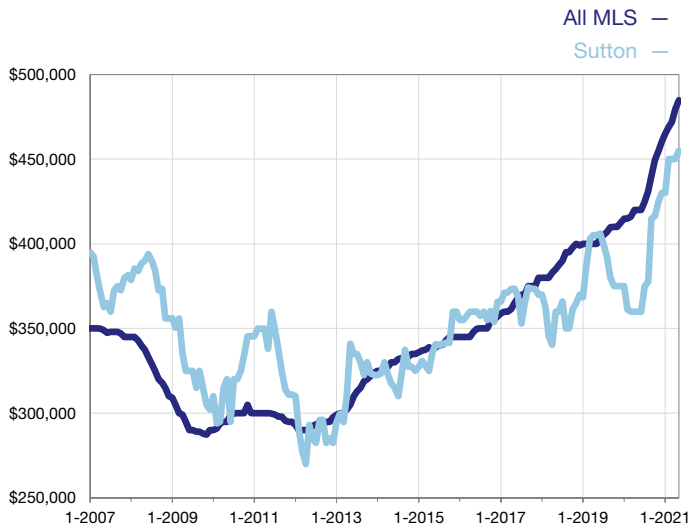
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	4	2	- 50.0%	14	16	+ 14.3%
Closed Sales	5	1	- 80.0%	9	10	+ 11.1%
Median Sales Price*	\$400,435	\$619,900	+ 54.8%	\$400,435	\$583,950	+ 45.8%
Inventory of Homes for Sale	6	0	- 100.0%	--	--	--
Months Supply of Inventory	2.2	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	87	43	- 50.6%	62	80	+ 29.0%
Percent of Original List Price Received*	98.2%	98.4%	+ 0.2%	98.8%	98.8%	0.0%
New Listings	3	0	- 100.0%	17	16	- 5.9%

* 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

