

# Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Sutton

### Single-Family Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	5	+ 150.0%	5	9	+ 80.0%
Closed Sales	5	3	- 40.0%	13	7	- 46.2%
Median Sales Price*	\$450,000	<b>\$325,000</b>	- 27.8%	\$520,000	<b>\$535,000</b>	+ 2.9%
Inventory of Homes for Sale	7	9	+ 28.6%	--	--	--
Months Supply of Inventory	0.8	1.3	+ 62.5%	--	--	--
Cumulative Days on Market Until Sale	18	92	+ 411.1%	37	152	+ 310.8%
Percent of Original List Price Received*	97.1%	98.1%	+ 1.0%	95.8%	94.5%	- 1.4%
New Listings	4	6	+ 50.0%	7	12	+ 71.4%

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

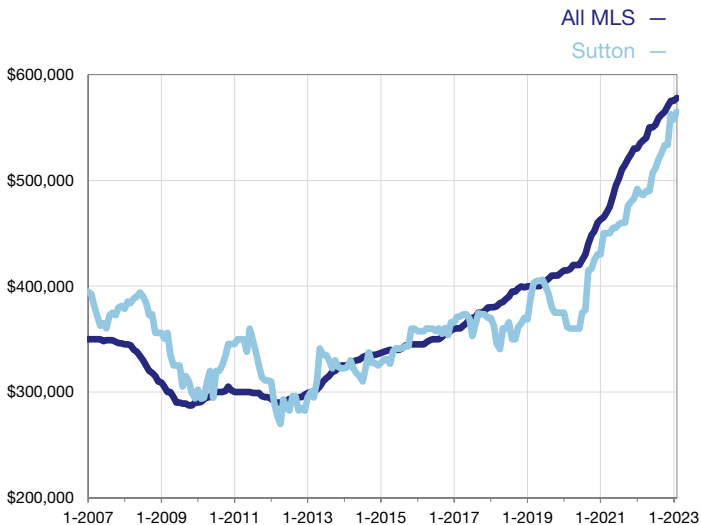
### Condominium Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	3	+ 200.0%	2	3	+ 50.0%
Closed Sales	1	0	- 100.0%	4	0	- 100.0%
Median Sales Price*	\$280,000	<b>\$0</b>	- 100.0%	\$467,961	<b>\$0</b>	- 100.0%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	14	0	- 100.0%	31	0	- 100.0%
Percent of Original List Price Received*	101.9%	0.0%	- 100.0%	98.4%	0.0%	- 100.0%
New Listings	1	1	0.0%	2	3	+ 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

