

Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sutton

Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	6	0.0%	11	15	+ 36.4%
Closed Sales	4	5	+ 25.0%	17	12	- 29.4%
Median Sales Price*	\$499,250	\$460,000	- 7.9%	\$520,000	\$497,500	- 4.3%
Inventory of Homes for Sale	11	10	- 9.1%	--	--	--
Months Supply of Inventory	1.3	1.4	+ 7.7%	--	--	--
Cumulative Days on Market Until Sale	20	44	+ 120.0%	33	107	+ 224.2%
Percent of Original List Price Received*	106.5%	98.8%	- 7.2%	98.3%	96.3%	- 2.0%
New Listings	11	7	- 36.4%	18	19	+ 5.6%

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

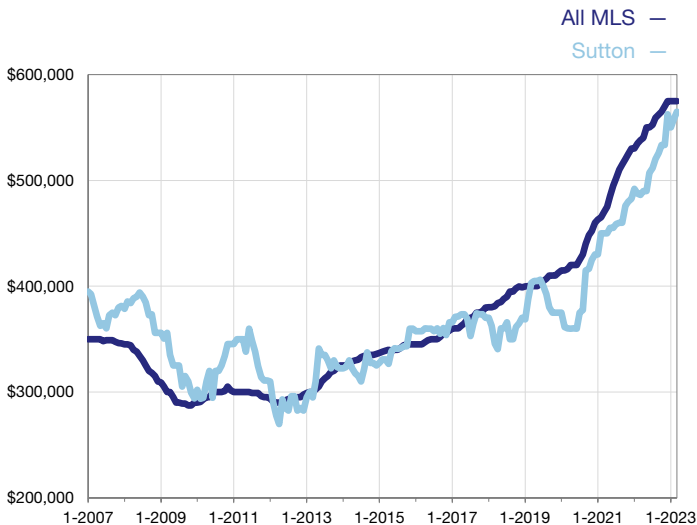
Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	0	- 100.0%	3	3	0.0%
Closed Sales	2	2	0.0%	6	2	- 66.7%
Median Sales Price*	\$422,500	\$769,950	+ 82.2%	\$467,961	\$769,950	+ 64.5%
Inventory of Homes for Sale	1	3	+ 200.0%	--	--	--
Months Supply of Inventory	0.6	1.7	+ 183.3%	--	--	--
Cumulative Days on Market Until Sale	22	28	+ 27.3%	28	28	0.0%
Percent of Original List Price Received*	109.2%	98.4%	- 9.9%	102.0%	98.4%	- 3.5%
New Listings	2	3	+ 50.0%	4	6	+ 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

