

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sutton

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	6	- 40.0%	21	21	0.0%
Closed Sales	5	5	0.0%	22	17	- 22.7%
Median Sales Price*	\$449,900	\$585,000	+ 30.0%	\$516,750	\$545,000	+ 5.5%
Inventory of Homes for Sale	9	10	+ 11.1%	--	--	--
Months Supply of Inventory	1.1	1.5	+ 36.4%	--	--	--
Cumulative Days on Market Until Sale	50	21	- 58.0%	36	82	+ 127.8%
Percent of Original List Price Received*	94.7%	102.2%	+ 7.9%	97.5%	98.0%	+ 0.5%
New Listings	11	8	- 27.3%	29	27	- 6.9%

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

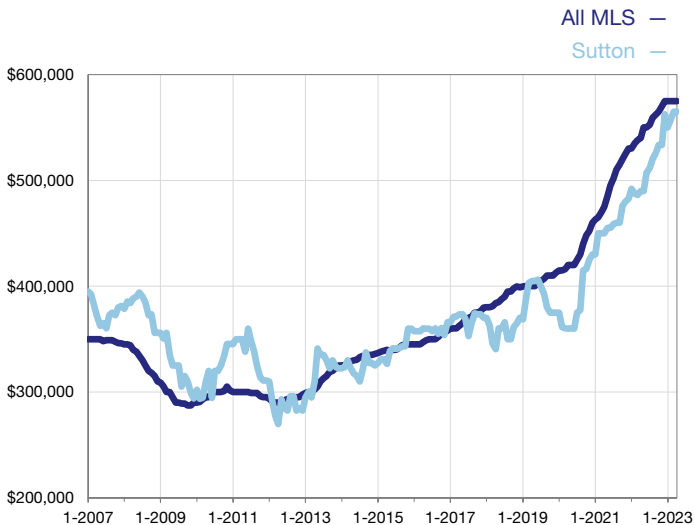
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	0	- 100.0%	4	3	- 25.0%
Closed Sales	1	1	0.0%	7	3	- 57.1%
Median Sales Price*	\$725,000	\$312,000	- 57.0%	\$479,090	\$764,900	+ 59.7%
Inventory of Homes for Sale	0	5	--	--	--	--
Months Supply of Inventory	0.0	2.7	--	--	--	--
Cumulative Days on Market Until Sale	12	5	- 58.3%	25	20	- 20.0%
Percent of Original List Price Received*	103.6%	105.8%	+ 2.1%	102.2%	100.9%	- 1.3%
New Listings	0	2	--	4	8	+ 100.0%

* 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

