

# Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Sunderland

### Single-Family Properties

| Key Metrics                              | May       |                  |          | Year to Date |                  |         |
|------------------------------------------|-----------|------------------|----------|--------------|------------------|---------|
|                                          | 2022      | 2023             | + / -    | 2022         | 2023             | + / -   |
| Pending Sales                            | 1         | 3                | + 200.0% | 9            | 5                | - 44.4% |
| Closed Sales                             | 2         | 1                | - 50.0%  | 10           | 3                | - 70.0% |
| Median Sales Price*                      | \$500,000 | <b>\$503,000</b> | + 0.6%   | \$437,500    | <b>\$245,000</b> | - 44.0% |
| Inventory of Homes for Sale              | 3         | 2                | - 33.3%  | --           | --               | --      |
| Months Supply of Inventory               | 1.7       | 1.1              | - 35.3%  | --           | --               | --      |
| Cumulative Days on Market Until Sale     | 107       | 15               | - 86.0%  | 44           | 54               | + 22.7% |
| Percent of Original List Price Received* | 102.7%    | <b>100.6%</b>    | - 2.0%   | 105.1%       | <b>86.1%</b>     | - 18.1% |
| New Listings                             | 2         | 3                | + 50.0%  | 11           | 5                | - 54.5% |

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

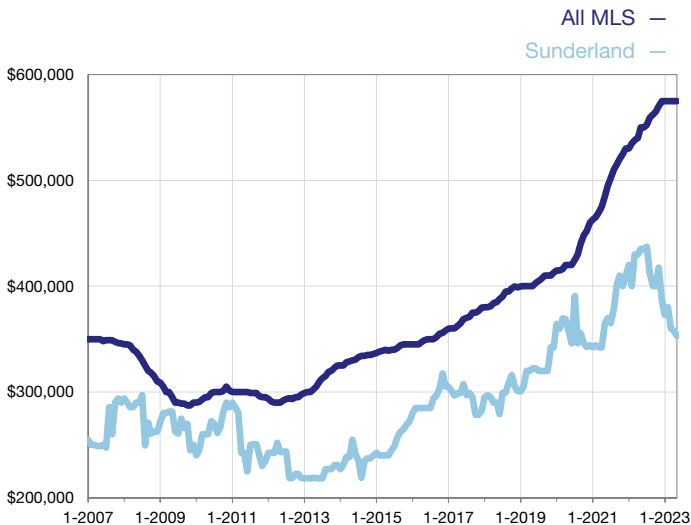
### Condominium Properties

| Key Metrics                              | May  |             |       | Year to Date |             |       |
|------------------------------------------|------|-------------|-------|--------------|-------------|-------|
|                                          | 2022 | 2023        | + / - | 2022         | 2023        | + / - |
| Pending Sales                            | 1    | 1           | 0.0%  | 1            | 1           | 0.0%  |
| Closed Sales                             | 0    | 0           | --    | 0            | 0           | --    |
| Median Sales Price*                      | \$0  | <b>\$0</b>  | --    | \$0          | <b>\$0</b>  | --    |
| Inventory of Homes for Sale              | 0    | 0           | --    | --           | --          | --    |
| Months Supply of Inventory               | 0.0  | 0.0         | --    | --           | --          | --    |
| Cumulative Days on Market Until Sale     | 0    | 0           | --    | 0            | 0           | --    |
| Percent of Original List Price Received* | 0.0% | <b>0.0%</b> | --    | 0.0%         | <b>0.0%</b> | --    |
| New Listings                             | 1    | 1           | 0.0%  | 1            | 1           | 0.0%  |

\* 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

