

Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sutton

Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	10	+ 11.1%	30	28	- 6.7%
Closed Sales	6	3	- 50.0%	27	20	- 25.9%
Median Sales Price*	\$589,500	\$665,000	+ 12.8%	\$520,000	\$555,000	+ 6.7%
Inventory of Homes for Sale	12	8	- 33.3%	--	--	--
Months Supply of Inventory	1.5	1.2	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	21	28	+ 33.3%	31	74	+ 138.7%
Percent of Original List Price Received*	114.9%	95.6%	- 16.8%	101.6%	97.7%	- 3.8%
New Listings	14	11	- 21.4%	41	38	- 7.3%

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

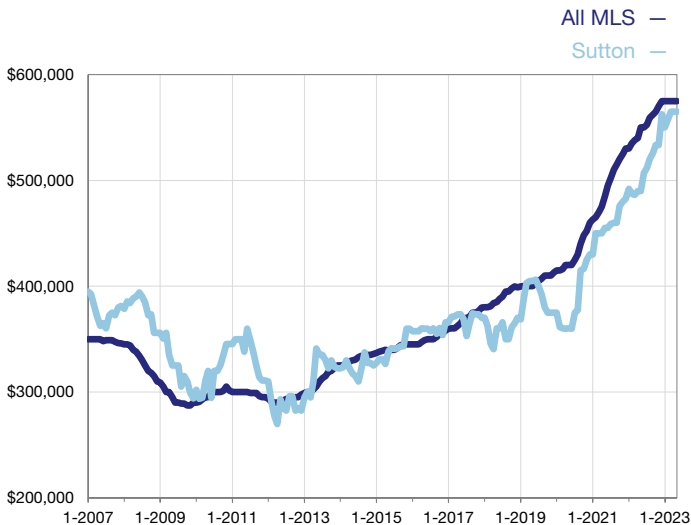
Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	2	+ 100.0%	5	5	0.0%
Closed Sales	0	1	--	7	4	- 42.9%
Median Sales Price*	\$0	\$709,900	--	\$479,090	\$737,400	+ 53.9%
Inventory of Homes for Sale	2	8	+ 300.0%	--	--	--
Months Supply of Inventory	1.6	4.0	+ 150.0%	--	--	--
Cumulative Days on Market Until Sale	0	61	--	25	31	+ 24.0%
Percent of Original List Price Received*	0.0%	98.6%	--	102.2%	100.3%	- 1.9%
New Listings	3	6	+ 100.0%	7	13	+ 85.7%

* 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

