

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sunderland

Single-Family Properties

| Key Metrics | July | | | Year to Date | | |
|--|-----------|------------------|----------|--------------|------------------|---------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Pending Sales | 5 | 3 | - 40.0% | 15 | 11 | - 26.7% |
| Closed Sales | 4 | 2 | - 50.0% | 15 | 6 | - 60.0% |
| Median Sales Price* | \$514,750 | \$747,518 | + 45.2% | \$449,900 | \$374,000 | - 16.9% |
| Inventory of Homes for Sale | 4 | 0 | - 100.0% | -- | -- | -- |
| Months Supply of Inventory | 1.9 | 0.0 | - 100.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 16 | 32 | + 100.0% | 35 | 39 | + 11.4% |
| Percent of Original List Price Received* | 108.8% | 103.9% | - 4.5% | 107.5% | 96.6% | - 10.1% |
| New Listings | 3 | 0 | - 100.0% | 18 | 9 | - 50.0% |

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

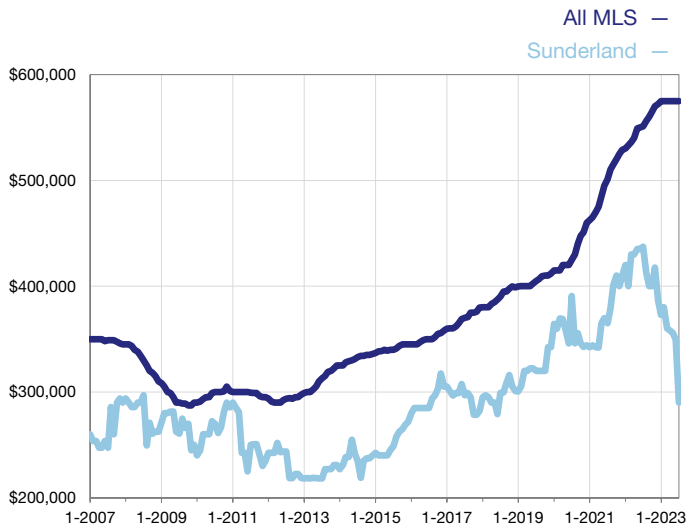
Condominium Properties

| Key Metrics | July | | | Year to Date | | |
|--|------|-------------|-------|--------------|------------------|----------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Pending Sales | 0 | 0 | -- | 1 | 1 | 0.0% |
| Closed Sales | 0 | 0 | -- | 1 | 1 | 0.0% |
| Median Sales Price* | \$0 | \$0 | -- | \$126,000 | \$360,000 | + 185.7% |
| Inventory of Homes for Sale | 0 | 0 | -- | -- | -- | -- |
| Months Supply of Inventory | 0.0 | 0.0 | -- | -- | -- | -- |
| Cumulative Days on Market Until Sale | 0 | 0 | -- | 9 | 20 | + 122.2% |
| Percent of Original List Price Received* | 0.0% | 0.0% | -- | 126.6% | 100.0% | - 21.0% |
| New Listings | 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

