

# Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Sutton

### Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	9	+ 28.6%	47	47	0.0%
Closed Sales	12	9	- 25.0%	48	41	- 14.6%
Median Sales Price*	\$573,000	<b>\$610,000</b>	+ 6.5%	\$567,500	<b>\$585,000</b>	+ 3.1%
Inventory of Homes for Sale	17	11	- 35.3%	--	--	--
Months Supply of Inventory	2.3	1.6	- 30.4%	--	--	--
Cumulative Days on Market Until Sale	21	19	- 9.5%	26	49	+ 88.5%
Percent of Original List Price Received*	106.5%	<b>102.8%</b>	- 3.5%	103.2%	<b>99.5%</b>	- 3.6%
New Listings	13	9	- 30.8%	63	60	- 4.8%

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

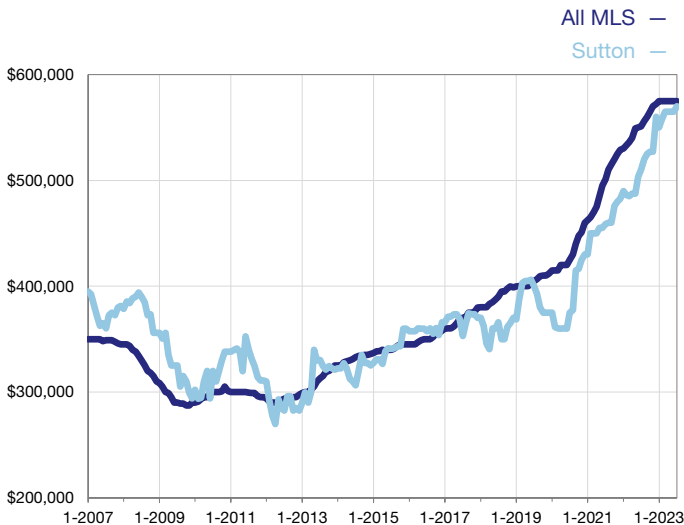
### Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	7	+ 133.3%	9	15	+ 66.7%
Closed Sales	1	0	- 100.0%	10	6	- 40.0%
Median Sales Price*	\$300,000	<b>\$0</b>	- 100.0%	\$489,545	<b>\$567,450</b>	+ 15.9%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	1.5	0.7	- 53.3%	--	--	--
Cumulative Days on Market Until Sale	30	0	- 100.0%	23	22	- 4.3%
Percent of Original List Price Received*	87.6%	<b>0.0%</b>	- 100.0%	100.4%	<b>101.3%</b>	+ 0.9%
New Listings	1	4	+ 300.0%	11	17	+ 54.5%

\* 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

