

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sunderland

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	1	- 50.0%	17	11	- 35.3%
Closed Sales	5	4	- 20.0%	20	10	- 50.0%
Median Sales Price*	\$360,000	\$567,500	+ 57.6%	\$437,500	\$504,000	+ 15.2%
Inventory of Homes for Sale	4	2	- 50.0%	--	--	--
Months Supply of Inventory	1.8	1.3	- 27.8%	--	--	--
Cumulative Days on Market Until Sale	55	105	+ 90.9%	40	65	+ 62.5%
Percent of Original List Price Received*	89.3%	94.1%	+ 5.4%	103.0%	95.6%	- 7.2%
New Listings	2	2	0.0%	20	11	- 45.0%

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

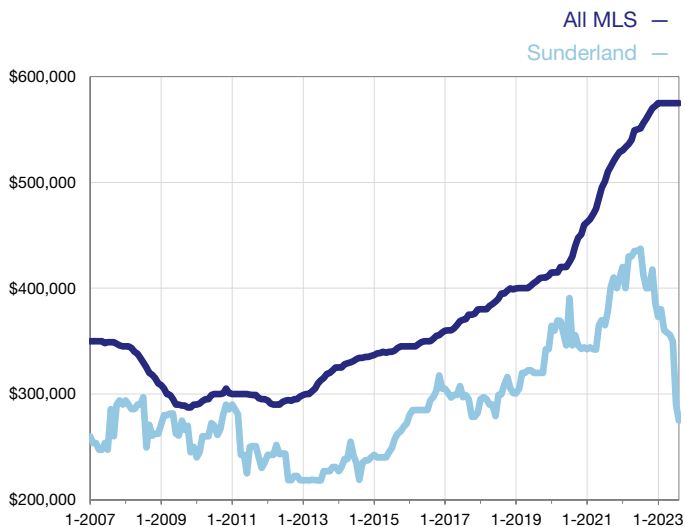
Condominium Properties

Key Metrics	August			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

