

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sutton

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	10	+ 11.1%	56	53	- 5.4%
Closed Sales	6	8	+ 33.3%	54	49	- 9.3%
Median Sales Price*	\$586,250	\$574,500	- 2.0%	\$567,500	\$585,000	+ 3.1%
Inventory of Homes for Sale	14	12	- 14.3%	--	--	--
Months Supply of Inventory	2.0	1.8	- 10.0%	--	--	--
Cumulative Days on Market Until Sale	28	24	- 14.3%	26	45	+ 73.1%
Percent of Original List Price Received*	101.2%	99.1%	- 2.1%	102.9%	99.4%	- 3.4%
New Listings	6	9	+ 50.0%	69	69	0.0%

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

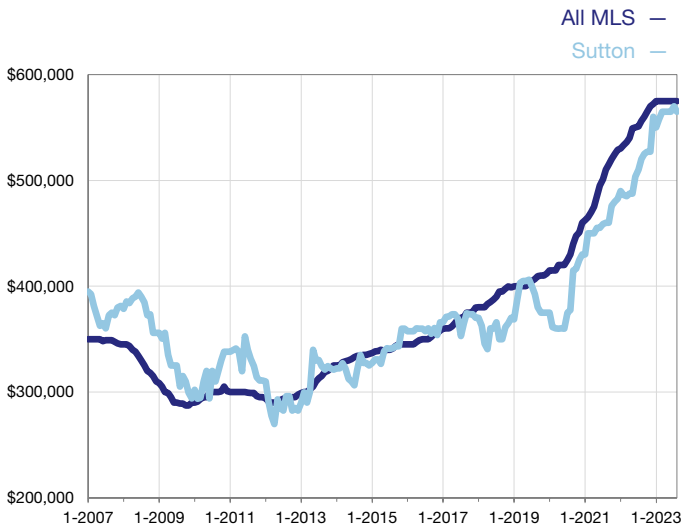
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	3	+ 200.0%	10	17	+ 70.0%
Closed Sales	2	4	+ 100.0%	12	10	- 16.7%
Median Sales Price*	\$482,500	\$445,000	- 7.8%	\$489,545	\$465,000	- 5.0%
Inventory of Homes for Sale	5	0	- 100.0%	--	--	--
Months Supply of Inventory	3.8	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	36	22	- 38.9%	25	22	- 12.0%
Percent of Original List Price Received*	93.1%	102.1%	+ 9.7%	99.2%	101.6%	+ 2.4%
New Listings	4	0	- 100.0%	15	17	+ 13.3%

* 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

