

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sutton

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	8	+ 14.3%	63	60	- 4.8%
Closed Sales	11	7	- 36.4%	65	56	- 13.8%
Median Sales Price*	\$527,000	\$635,000	+ 20.5%	\$565,000	\$592,500	+ 4.9%
Inventory of Homes for Sale	16	19	+ 18.8%	--	--	--
Months Supply of Inventory	2.2	2.9	+ 31.8%	--	--	--
Cumulative Days on Market Until Sale	35	61	+ 74.3%	28	47	+ 67.9%
Percent of Original List Price Received*	100.0%	97.7%	- 2.3%	102.4%	99.2%	- 3.1%
New Listings	12	14	+ 16.7%	81	83	+ 2.5%

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

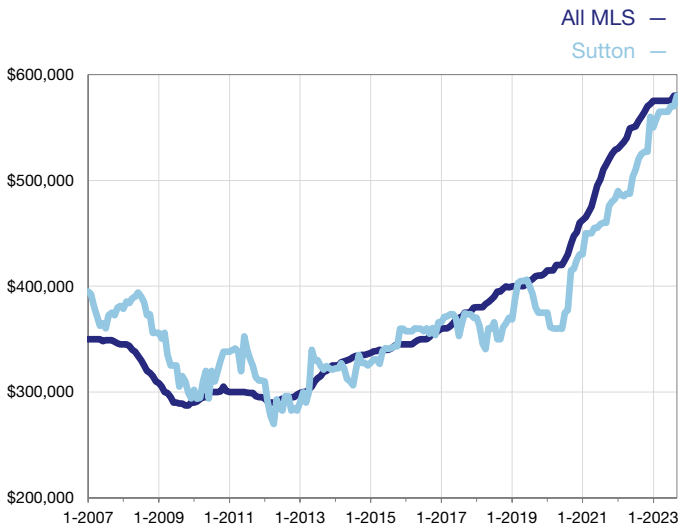
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	0	- 100.0%	12	17	+ 41.7%
Closed Sales	2	2	0.0%	14	12	- 14.3%
Median Sales Price*	\$587,500	\$622,500	+ 6.0%	\$489,545	\$500,000	+ 2.1%
Inventory of Homes for Sale	4	0	- 100.0%	--	--	--
Months Supply of Inventory	2.9	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	28	103	+ 267.9%	25	36	+ 44.0%
Percent of Original List Price Received*	99.6%	94.2%	- 5.4%	99.3%	100.4%	+ 1.1%
New Listings	1	0	- 100.0%	16	17	+ 6.3%

* 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

