

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sutton

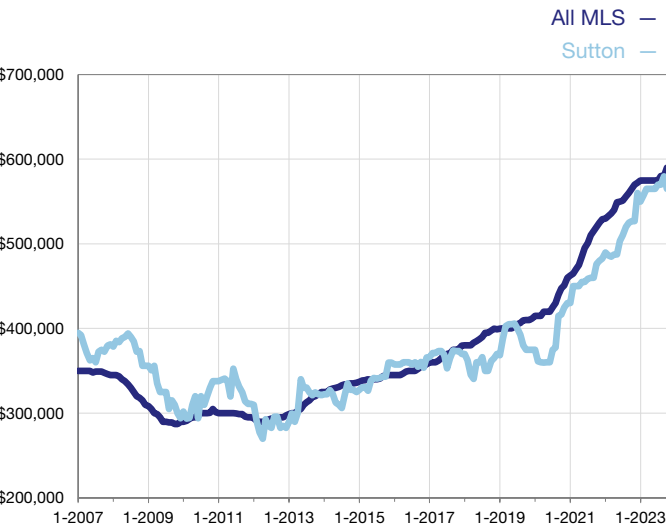
Single-Family Properties	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Key Metrics						
Pending Sales	5	10	+ 100.0%	68	68	0.0%
Closed Sales	5	8	+ 60.0%	70	64	- 8.6%
Median Sales Price*	\$665,000	\$437,450	- 34.2%	\$567,500	\$580,000	+ 2.2%
Inventory of Homes for Sale	17	17	0.0%	--	--	--
Months Supply of Inventory	2.5	2.5	0.0%	--	--	--
Cumulative Days on Market Until Sale	17	52	+ 205.9%	27	47	+ 74.1%
Percent of Original List Price Received*	99.1%	103.5%	+ 4.4%	102.2%	99.7%	- 2.4%
New Listings	7	12	+ 71.4%	88	92	+ 4.5%

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

Condominium Properties	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Key Metrics						
Pending Sales	3	1	- 66.7%	15	18	+ 20.0%
Closed Sales	2	1	- 50.0%	16	13	- 18.8%
Median Sales Price*	\$587,500	\$790,000	+ 34.5%	\$489,545	\$505,000	+ 3.2%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.7	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	38	18	- 52.6%	27	34	+ 25.9%
Percent of Original List Price Received*	95.2%	100.0%	+ 5.0%	98.8%	100.4%	+ 1.6%
New Listings	1	1	0.0%	17	18	+ 5.9%

* 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

