

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sutton

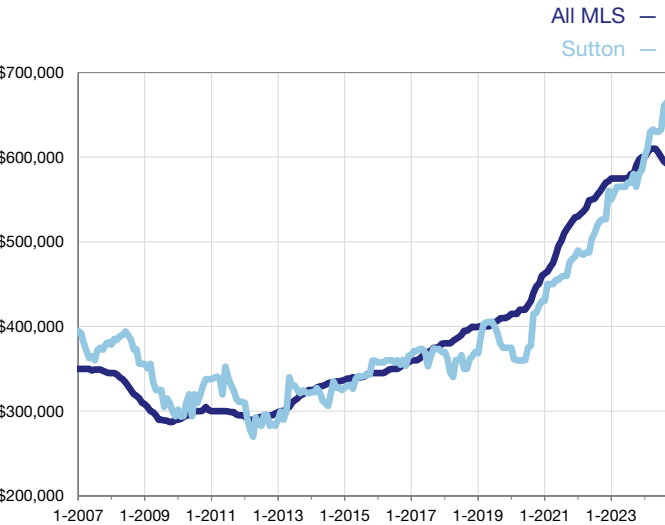
Single-Family Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	6	12	+ 100.0%	58	60	+ 3.4%
Closed Sales	7	7	0.0%	56	54	- 3.6%
Median Sales Price*	\$635,000	\$580,000	- 8.7%	\$592,500	\$662,500	+ 11.8%
Inventory of Homes for Sale	21	12	- 42.9%	--	--	--
Months Supply of Inventory	3.3	1.8	- 45.5%	--	--	--
Cumulative Days on Market Until Sale	61	18	- 70.5%	47	36	- 23.4%
Percent of Original List Price Received*	97.7%	101.9%	+ 4.3%	99.2%	101.2%	+ 2.0%
New Listings	12	9	- 25.0%	81	79	- 2.5%

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

Condominium Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	2	--	17	11	- 35.3%
Closed Sales	2	2	0.0%	13	8	- 38.5%
Median Sales Price*	\$622,500	\$671,121	+ 7.8%	\$495,000	\$508,500	+ 2.7%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	0.6	--	--	--	--
Cumulative Days on Market Until Sale	103	30	- 70.9%	37	31	- 16.2%
Percent of Original List Price Received*	94.2%	100.3%	+ 6.5%	100.3%	97.8%	- 2.5%
New Listings	0	2	--	17	12	- 29.4%

* 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

