

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sutton

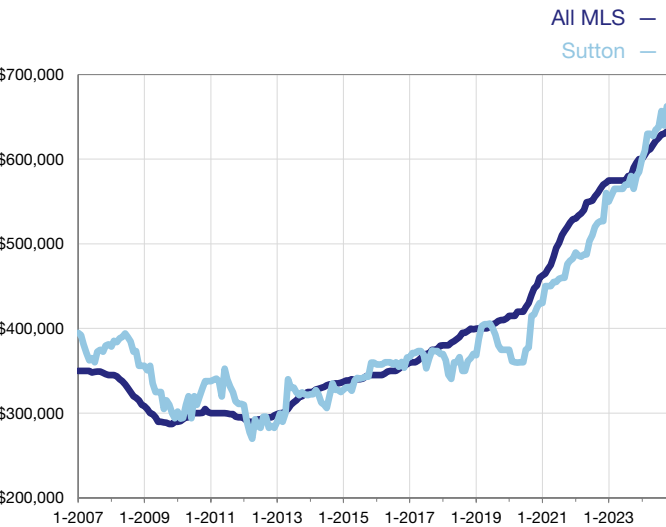
Single-Family Properties	October			Year to Date		
Key Metrics	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	9	8	- 11.1%	67	65	- 3.0%
Closed Sales	8	9	+ 12.5%	64	63	- 1.6%
Median Sales Price*	\$437,450	\$690,000	+ 57.7%	\$580,000	\$665,000	+ 14.7%
Inventory of Homes for Sale	20	16	- 20.0%	--	--	--
Months Supply of Inventory	3.0	2.5	- 16.7%	--	--	--
Cumulative Days on Market Until Sale	52	26	- 50.0%	47	35	- 25.5%
Percent of Original List Price Received*	103.5%	99.5%	- 3.9%	99.7%	101.0%	+ 1.3%
New Listings	11	11	0.0%	92	90	- 2.2%

* 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		
Key Metrics	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	1	1	0.0%	18	12	- 33.3%
Closed Sales	1	2	+ 100.0%	14	10	- 28.6%
Median Sales Price*	\$790,000	\$538,809	- 31.8%	\$500,000	\$517,500	+ 3.5%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	18	22	+ 22.2%	36	29	- 19.4%
Percent of Original List Price Received*	100.0%	100.2%	+ 0.2%	100.3%	98.3%	- 2.0%
New Listings	1	0	- 100.0%	18	12	- 33.3%

* 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

