

Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sutton

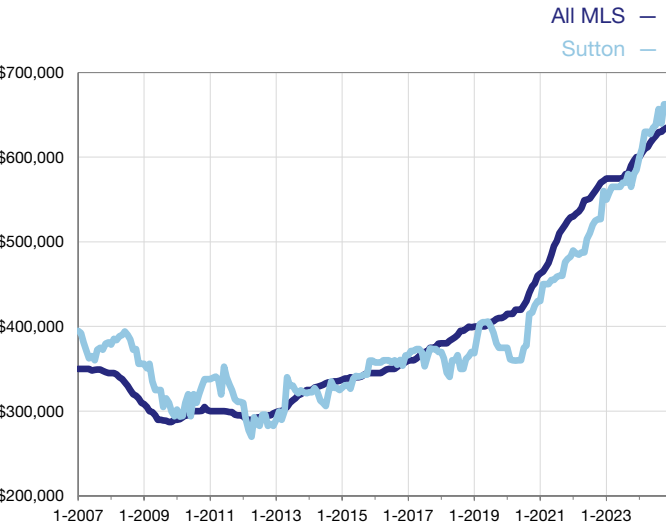
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	11	7	- 36.4%	78	70	- 10.3%
Closed Sales	8	5	- 37.5%	72	68	- 5.6%
Median Sales Price*	\$666,000	\$745,000	+ 11.9%	\$592,500	\$670,000	+ 13.1%
Inventory of Homes for Sale	14	16	+ 14.3%	--	--	--
Months Supply of Inventory	2.0	2.7	+ 35.0%	--	--	--
Cumulative Days on Market Until Sale	23	35	+ 52.2%	45	35	- 22.2%
Percent of Original List Price Received*	98.9%	99.8%	+ 0.9%	99.7%	100.9%	+ 1.2%
New Listings	6	6	0.0%	98	96	- 2.0%

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

Condominium Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	1	--	18	13	- 27.8%
Closed Sales	3	0	- 100.0%	17	10	- 41.2%
Median Sales Price*	\$541,617	\$0	- 100.0%	\$505,000	\$517,500	+ 2.5%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	78	0	- 100.0%	43	29	- 32.6%
Percent of Original List Price Received*	104.3%	0.0%	- 100.0%	101.0%	98.3%	- 2.7%
New Listings	0	1	--	18	13	- 27.8%

* 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

