

Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sutton

Single-Family Properties

Key Metrics	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	3	2	- 33.3%	3	2	- 33.3%
Closed Sales	6	2	- 66.7%	6	2	- 66.7%
Median Sales Price*	\$946,500	\$285,000	- 69.9%	\$946,500	\$285,000	- 69.9%
Inventory of Homes for Sale	12	13	+ 8.3%	--	--	--
Months Supply of Inventory	1.8	2.2	+ 22.2%	--	--	--
Cumulative Days on Market Until Sale	63	41	- 34.9%	63	41	- 34.9%
Percent of Original List Price Received*	95.7%	75.7%	- 20.9%	95.7%	75.7%	- 20.9%
New Listings	5	4	- 20.0%	5	4	- 20.0%

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

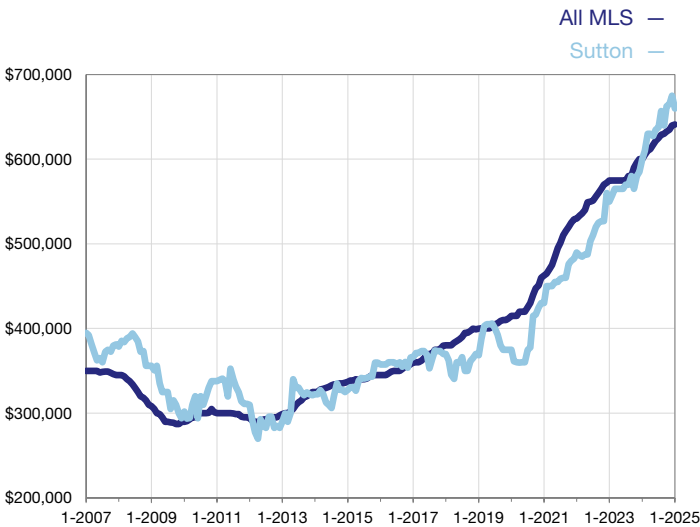
Condominium Properties

Key Metrics	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	0	0	--	0	0	--
Closed Sales	0	3	--	0	3	--
Median Sales Price*	\$0	\$575,866	--	\$0	\$575,866	--
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	0.0	0.6	--	--	--	--
Cumulative Days on Market Until Sale	0	68	--	0	68	--
Percent of Original List Price Received*	0.0%	101.1%	--	0.0%	101.1%	--
New Listings	2	0	- 100.0%	2	0	- 100.0%

* 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

