

Local Market Update – July 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sunderland

Single-Family Properties

Key Metrics	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	2	3	+ 50.0%	10	10	0.0%
Closed Sales	1	3	+ 200.0%	11	8	- 27.3%
Median Sales Price*	\$415,000	\$720,000	+ 73.5%	\$495,000	\$664,075	+ 34.2%
Inventory of Homes for Sale	1	5	+ 400.0%	--	--	--
Months Supply of Inventory	0.7	2.9	+ 314.3%	--	--	--
Cumulative Days on Market Until Sale	102	20	- 80.4%	41	42	+ 2.4%
Percent of Original List Price Received*	89.2%	102.1%	+ 14.5%	98.7%	103.2%	+ 4.6%
New Listings	0	1	--	10	13	+ 30.0%

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

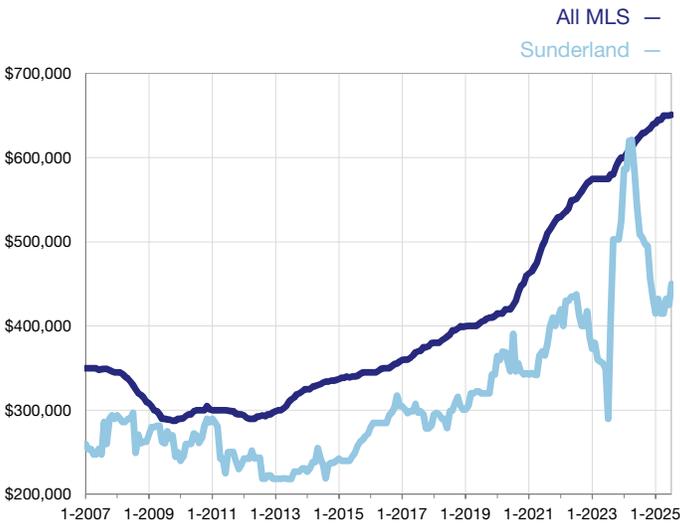
Condominium Properties

Key Metrics	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	0	0	--	1	1	0.0%
Closed Sales	0	0	--	0	1	--
Median Sales Price*	\$0	\$0	--	\$0	\$450,000	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	43	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	98.7%	--
New Listings	0	0	--	1	1	0.0%

* 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

