

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sunderland

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	0	2	--	14	20	+ 42.9%
Closed Sales	1	2	+ 100.0%	16	19	+ 18.8%
Median Sales Price*	\$415,000	\$647,500	+ 56.0%	\$432,500	\$500,000	+ 15.6%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	1.3	0.5	- 61.5%	--	--	--
Cumulative Days on Market Until Sale	20	128	+ 540.0%	48	63	+ 31.3%
Percent of Original List Price Received*	104.5%	92.4%	- 11.6%	99.2%	97.4%	- 1.8%
New Listings	0	0	--	15	22	+ 46.7%

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

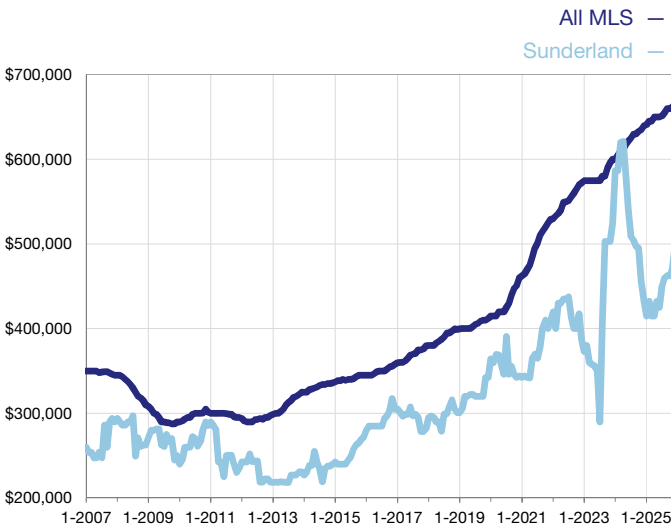
Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	0	0	--	1	1	0.0%
Closed Sales	0	0	--	1	1	0.0%
Median Sales Price*	\$0	\$0	--	\$570,000	\$450,000	- 21.1%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	18	43	+ 138.9%
Percent of Original List Price Received*	0.0%	0.0%	--	108.6%	98.7%	- 9.1%
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

