

# Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Sutton

### Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	3	5	+ 66.7%	72	74	+ 2.8%
Closed Sales	8	2	- 75.0%	77	66	- 14.3%
Median Sales Price*	\$635,000	<b>\$672,500</b>	+ 5.9%	\$675,000	<b>\$645,000</b>	- 4.4%
Inventory of Homes for Sale	15	16	+ 6.7%	--	--	--
Months Supply of Inventory	2.5	2.6	+ 4.0%	--	--	--
Cumulative Days on Market Until Sale	46	118	+ 156.5%	36	40	+ 11.1%
Percent of Original List Price Received*	96.2%	90.6%	- 5.8%	100.5%	97.9%	- 2.6%
New Listings	3	4	+ 33.3%	99	97	- 2.0%

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

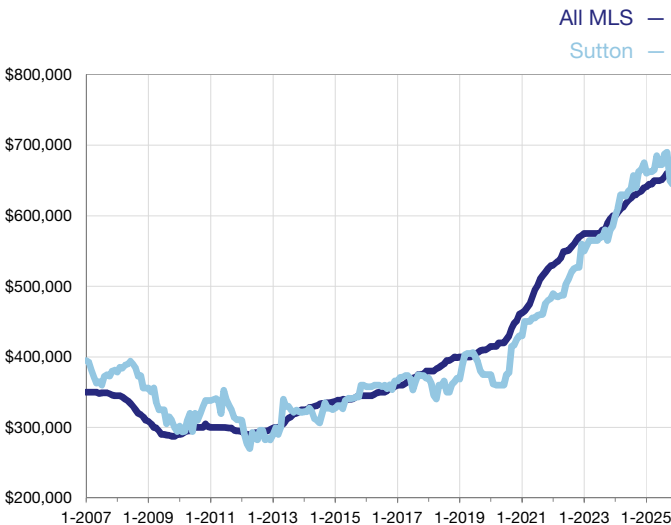
### Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	1	2	+ 100.0%	13	9	- 30.8%
Closed Sales	1	2	+ 100.0%	11	10	- 9.1%
Median Sales Price*	\$770,000	<b>\$657,450</b>	- 14.6%	\$520,000	<b>\$542,500</b>	+ 4.3%
Inventory of Homes for Sale	0	5	--	--	--	--
Months Supply of Inventory	0.0	3.3	--	--	--	--
Cumulative Days on Market Until Sale	27	29	+ 7.4%	29	40	+ 37.9%
Percent of Original List Price Received*	98.7%	95.2%	- 3.5%	98.3%	98.9%	+ 0.6%
New Listings	0	3	--	13	15	+ 15.4%

\* 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

