

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sutton

Single-Family Properties

| Key Metrics | February | | | Year to Date | | |
|--|-----------|------------------|----------|--------------|------------------|----------|
| | 2025 | 2026 | + / - | 2025 | 2026 | + / - |
| Pending Sales | 6 | 6 | 0.0% | 8 | 8 | 0.0% |
| Closed Sales | 2 | 4 | + 100.0% | 4 | 11 | + 175.0% |
| Median Sales Price* | \$842,500 | \$478,950 | - 43.2% | \$577,500 | \$600,000 | + 3.9% |
| Inventory of Homes for Sale | 14 | 10 | - 28.6% | -- | -- | -- |
| Months Supply of Inventory | 2.3 | 1.6 | - 30.4% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 78 | 83 | + 6.4% | 59 | 88 | + 49.2% |
| Percent of Original List Price Received* | 96.7% | 100.4% | + 3.8% | 86.2% | 96.0% | + 11.4% |
| New Listings | 5 | 4 | - 20.0% | 8 | 8 | 0.0% |

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

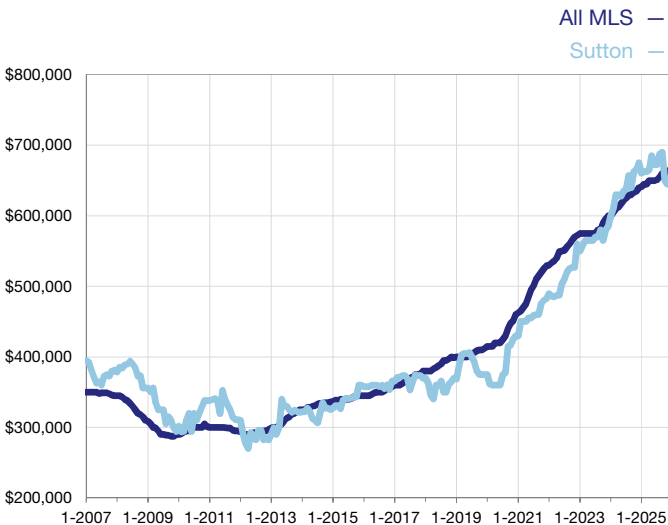
Condominium Properties

| Key Metrics | February | | | Year to Date | | |
|--|----------|------------------|-------|--------------|------------------|---------|
| | 2025 | 2026 | + / - | 2025 | 2026 | + / - |
| Pending Sales | 0 | 1 | -- | 0 | 5 | -- |
| Closed Sales | 0 | 4 | -- | 3 | 5 | + 66.7% |
| Median Sales Price* | \$0 | \$500,500 | -- | \$575,866 | \$495,000 | - 14.0% |
| Inventory of Homes for Sale | 0 | 1 | -- | -- | -- | -- |
| Months Supply of Inventory | 0.0 | 0.6 | -- | -- | -- | -- |
| Cumulative Days on Market Until Sale | 0 | 59 | -- | 68 | 63 | - 7.4% |
| Percent of Original List Price Received* | 0.0% | 96.1% | -- | 101.1% | 95.6% | - 5.4% |
| New Listings | 0 | 0 | -- | 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

