

Local Market Update – March 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sutton

Single-Family Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	5	6	+ 20.0%	13	13	0.0%
Closed Sales	3	4	+ 33.3%	7	15	+ 114.3%
Median Sales Price*	\$724,000	\$773,000	+ 6.8%	\$724,000	\$730,000	+ 0.8%
Inventory of Homes for Sale	13	13	0.0%	--	--	--
Months Supply of Inventory	2.1	2.1	0.0%	--	--	--
Cumulative Days on Market Until Sale	10	88	+ 780.0%	38	88	+ 131.6%
Percent of Original List Price Received*	104.1%	98.4%	- 5.5%	93.9%	96.7%	+ 3.0%
New Listings	6	8	+ 33.3%	14	16	+ 14.3%

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

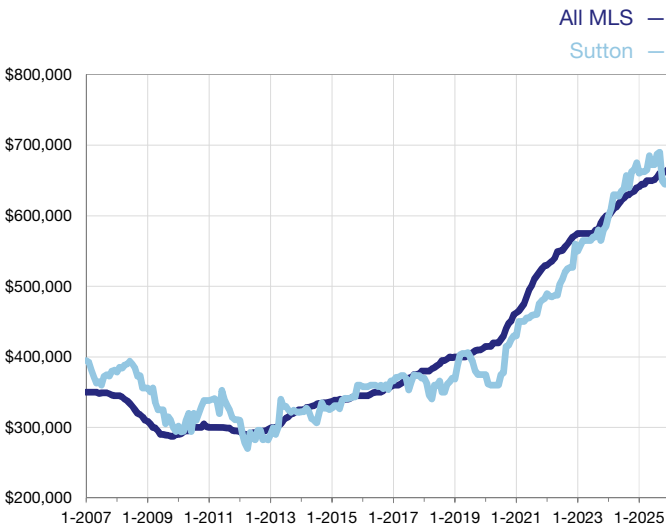
Condominium Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	0	0	--	0	5	--
Closed Sales	0	1	--	3	6	+ 100.0%
Median Sales Price*	\$0	\$490,000	--	\$575,866	\$492,500	- 14.5%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	63	--	68	63	- 7.4%
Percent of Original List Price Received*	0.0%	98.0%	--	101.1%	96.0%	- 5.0%
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

