

# Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Sutton

### Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	6	9	+ 50.0%	19	19	0.0%
Closed Sales	6	4	- 33.3%	13	19	+ 46.2%
Median Sales Price*	\$667,500	<b>\$410,000</b>	- 38.6%	\$720,000	<b>\$575,000</b>	- 20.1%
Inventory of Homes for Sale	18	20	+ 11.1%	--	--	--
Months Supply of Inventory	2.8	3.2	+ 14.3%	--	--	--
Cumulative Days on Market Until Sale	55	26	- 52.7%	46	75	+ 63.0%
Percent of Original List Price Received*	100.4%	100.0%	- 0.4%	96.9%	97.2%	+ 0.3%
New Listings	13	12	- 7.7%	27	28	+ 3.7%

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

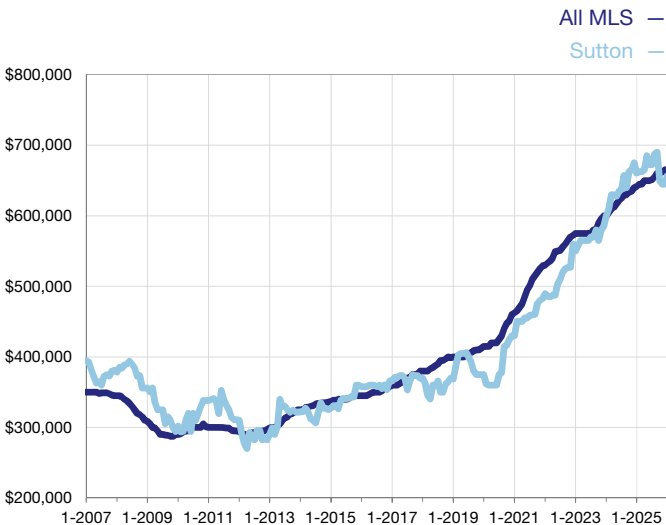
### Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	1	0	- 100.0%	1	5	+ 400.0%
Closed Sales	0	0	--	3	6	+ 100.0%
Median Sales Price*	\$0	<b>\$0</b>	--	\$575,866	<b>\$492,500</b>	- 14.5%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.8	0.6	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	68	63	- 7.4%
Percent of Original List Price Received*	0.0%	0.0%	--	101.1%	96.0%	- 5.0%
New Listings	2	1	- 50.0%	2	1	- 50.0%

\* 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

