

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sutton

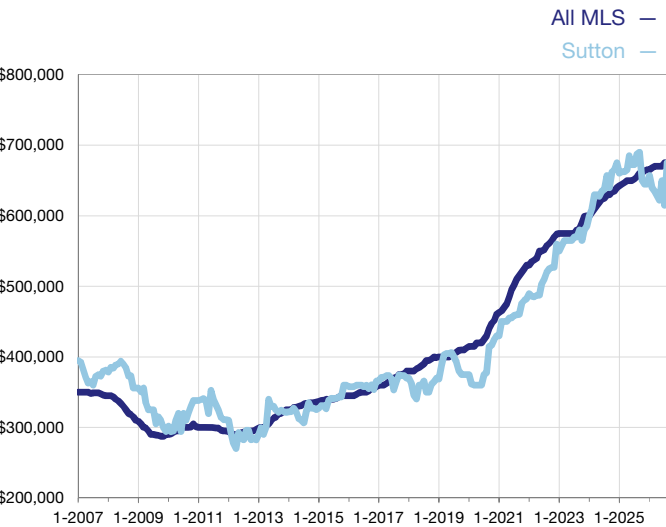
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	5	10	+ 100.0%	53	53	0.0%
Closed Sales	7	9	+ 28.6%	48	50	+ 4.2%
Median Sales Price*	\$610,700	\$875,000	+ 43.3%	\$700,000	\$695,000	- 0.7%
Inventory of Homes for Sale	24	28	+ 16.7%	--	--	--
Months Supply of Inventory	3.7	4.5	+ 21.6%	--	--	--
Cumulative Days on Market Until Sale	33	53	+ 60.6%	41	77	+ 87.8%
Percent of Original List Price Received*	98.8%	97.5%	- 1.3%	98.2%	98.5%	+ 0.3%
New Listings	14	13	- 7.1%	73	79	+ 8.2%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	1	2	+ 100.0%	4	9	+ 125.0%
Closed Sales	2	0	- 100.0%	6	8	+ 33.3%
Median Sales Price*	\$565,000	\$0	- 100.0%	\$553,933	\$495,000	- 10.6%
Inventory of Homes for Sale	0	6	--	--	--	--
Months Supply of Inventory	0.0	3.7	--	--	--	--
Cumulative Days on Market Until Sale	31	0	- 100.0%	45	50	+ 11.1%
Percent of Original List Price Received*	96.2%	0.0%	- 100.0%	100.4%	97.5%	- 2.9%
New Listings	0	3	--	5	11	+ 120.0%

* 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

