

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sutton

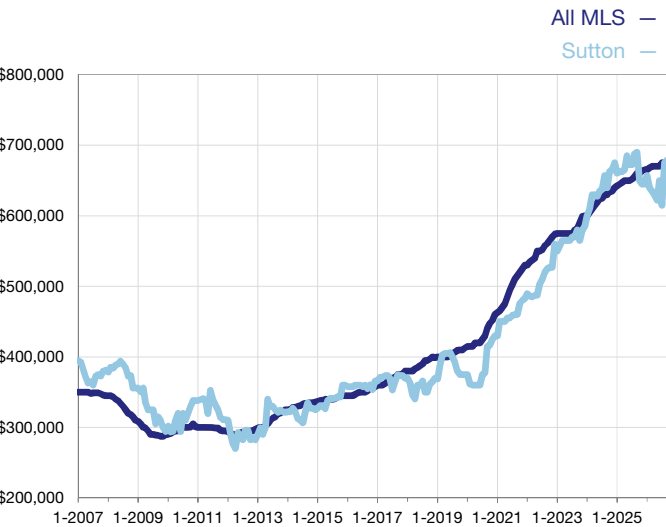
Single-Family Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	8	19	+ 137.5%	61	69	+ 13.1%
Closed Sales	4	10	+ 150.0%	52	60	+ 15.4%
Median Sales Price*	\$435,000	\$669,000	+ 53.8%	\$678,500	\$689,000	+ 1.5%
Inventory of Homes for Sale	24	25	+ 4.2%	--	--	--
Months Supply of Inventory	3.8	3.7	- 2.6%	--	--	--
Cumulative Days on Market Until Sale	18	51	+ 183.3%	40	73	+ 82.5%
Percent of Original List Price Received*	96.5%	97.4%	+ 0.9%	98.0%	98.3%	+ 0.3%
New Listings	8	19	+ 137.5%	81	97	+ 19.8%

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

Condominium Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	0	2	--	4	11	+ 175.0%
Closed Sales	1	1	0.0%	7	9	+ 28.6%
Median Sales Price*	\$535,000	\$737,500	+ 37.9%	\$535,000	\$495,000	- 7.5%
Inventory of Homes for Sale	4	6	+ 50.0%	--	--	--
Months Supply of Inventory	3.3	3.6	+ 9.1%	--	--	--
Cumulative Days on Market Until Sale	52	30	- 42.3%	46	47	+ 2.2%
Percent of Original List Price Received*	93.0%	99.7%	+ 7.2%	99.4%	97.7%	- 1.7%
New Listings	4	3	- 25.0%	9	14	+ 55.6%

* 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

