Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Sutton

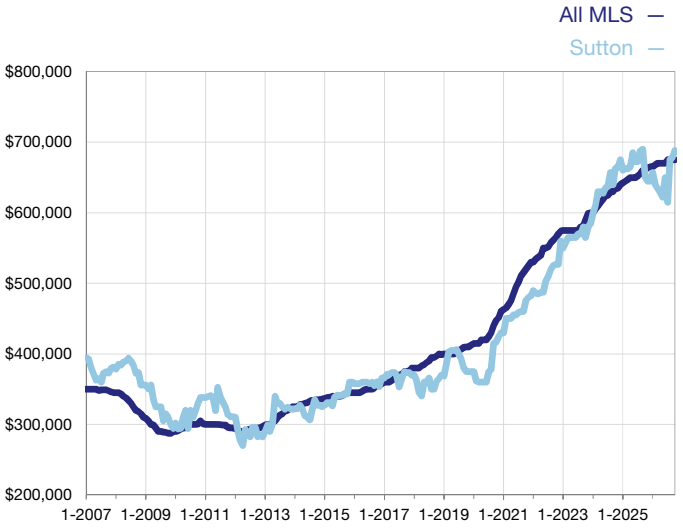
Single-Family Properties	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	2	**14**	+ 600.0%	63	**78**	+ 23.8%
Closed Sales	9	**14**	+ 55.6%	61	**74**	+ 21.3%
Median Sales Price*	$530,000	**$582,500**	+ 9.9%	$630,000	**$688,000**	+ 9.2%
Inventory of Homes for Sale	25	**26**	+ 4.0%	--	--	--
Months Supply of Inventory	4.2	**3.5**	- 16.7%	--	--	--
Cumulative Days on Market Until Sale	34	**52**	+ 52.9%	39	**69**	+ 76.9%
Percent of Original List Price Received*	98.1%	**97.6%**	- 0.5%	98.0%	**98.1%**	+ 0.1%
New Listings	5	**14**	+ 180.0%	86	**112**	+ 30.2%

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

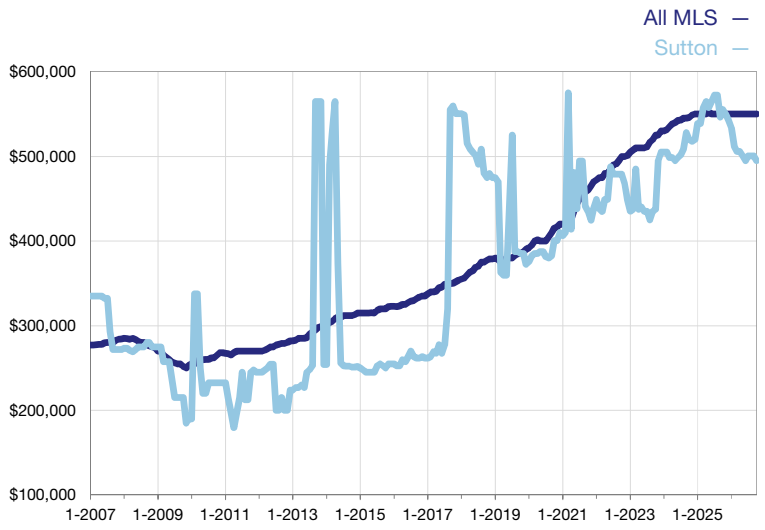
Condominium Properties	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	2	**1**	- 50.0%	6	**12**	+ 100.0%
Closed Sales	0	**4**	--	7	**13**	+ 85.7%
Median Sales Price*	$0	**$487,500**	--	$535,000	**$495,000**	- 7.5%
Inventory of Homes for Sale	5	**6**	+ 20.0%	--	--	--
Months Supply of Inventory	3.6	**3.9**	+ 8.3%	--	--	--
Cumulative Days on Market Until Sale	0	**50**	--	46	**48**	+ 4.3%
Percent of Original List Price Received*	0.0%	**97.2%**	--	99.4%	**97.6%**	- 1.8%
New Listings	3	**1**	- 66.7%	12	**15**	+ 25.0%

* 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



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