

# Local Market Update – September 2016

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Sudbury

### Single-Family Properties

Key Metrics	September			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	15	22	+ 46.7%	207	219	+ 5.8%
Closed Sales	18	32	+ 77.8%	202	199	- 1.5%
Median Sales Price*	\$782,500	<b>\$684,500</b>	- 12.5%	\$700,000	<b>\$700,000</b>	0.0%
Inventory of Homes for Sale	86	67	- 22.1%	--	--	--
Months Supply of Inventory	4.1	3.2	- 22.0%	--	--	--
Cumulative Days on Market Until Sale	92	91	- 1.1%	105	91	- 13.3%
Percent of Original List Price Received*	95.5%	96.8%	+ 1.4%	96.3%	97.4%	+ 1.1%
New Listings	33	37	+ 12.1%	302	301	- 0.3%

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

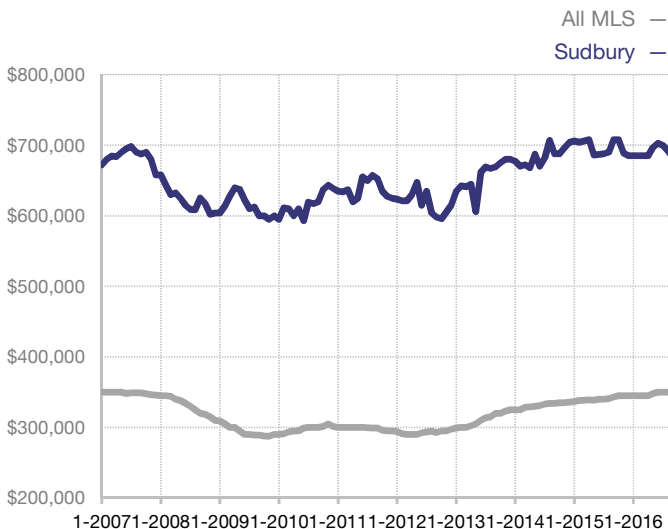
### Condominium Properties

Key Metrics	September			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	2	2	0.0%	23	13	- 43.5%
Closed Sales	3	1	- 66.7%	19	21	+ 10.5%
Median Sales Price*	\$686,679	<b>\$315,000</b>	- 54.1%	\$719,900	<b>\$695,000</b>	- 3.5%
Inventory of Homes for Sale	7	4	- 42.9%	--	--	--
Months Supply of Inventory	3.0	1.8	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	393	622	+ 58.3%	172	103	- 40.1%
Percent of Original List Price Received*	100.6%	96.9%	- 3.7%	102.6%	102.2%	- 0.4%
New Listings	1	1	0.0%	19	20	+ 5.3%

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

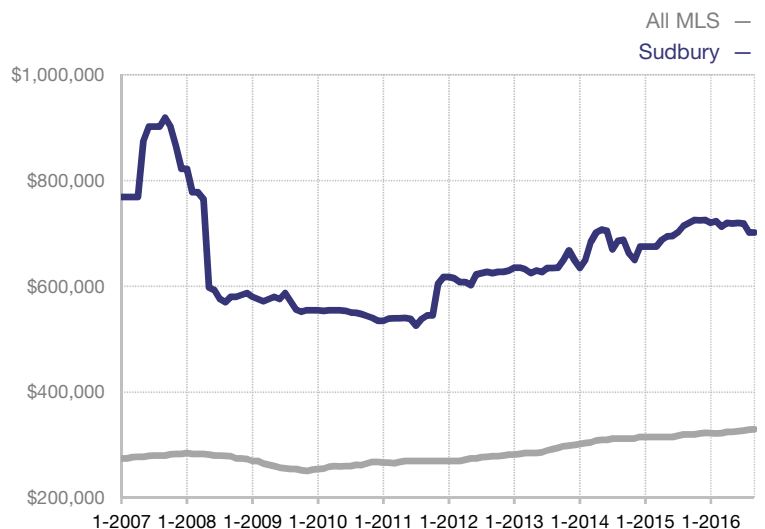
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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