# Local Market Update – June 2020

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

# Sudbury

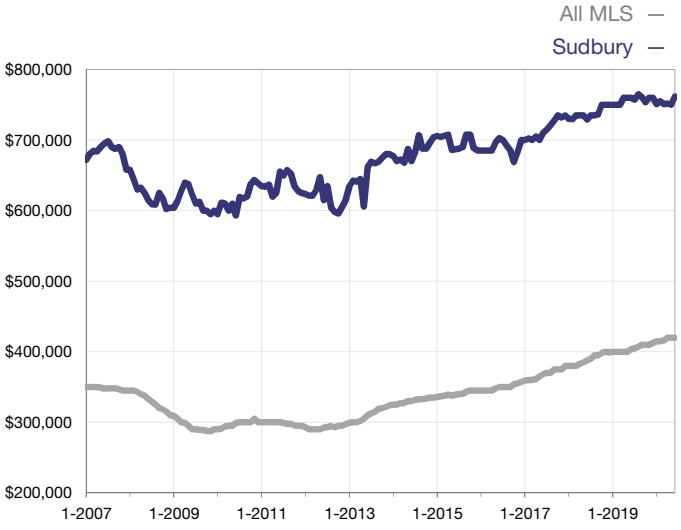
| Single-Family Properties | June | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2019** | **2020** | **+ / –** | **2019** | **2020** | **+ / –** |
| Pending Sales | 34 | **35** | + 2.9% | 164 | **148** | - 9.8% |
| Closed Sales | 33 | **25** | - 24.2% | 117 | **115** | - 1.7% |
| Median Sales Price* | $720,000 | **$789,000** | + 9.6% | $736,000 | **$745,000** | + 1.2% |
| Inventory of Homes for Sale | 87 | **45** | - 48.3% | -- | -- | -- |
| Months Supply of Inventory | 4.0 | **2.1** | - 47.5% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 56 | **44** | - 21.4% | 74 | **75** | + 1.4% |
| Percent of Original List Price Received* | 97.7% | **99.5%** | + 1.8% | 97.5% | **97.2%** | - 0.3% |
| New Listings | 38 | **39** | + 2.6% | 240 | **182** | - 24.2% |

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

| Condominium Properties | June | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2019** | **2020** | **+ / –** | **2019** | **2020** | **+ / –** |
| Pending Sales | 4 | **7** | + 75.0% | 23 | **26** | + 13.0% |
| Closed Sales | 5 | **3** | - 40.0% | 27 | **19** | - 29.6% |
| Median Sales Price* | $649,900 | **$469,995** | - 27.7% | $605,660 | **$560,000** | - 7.5% |
| Inventory of Homes for Sale | 24 | **7** | - 70.8% | -- | -- | -- |
| Months Supply of Inventory | 5.7 | **2.0** | - 64.9% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 39 | **361** | + 825.6% | 55 | **205** | + 272.7% |
| Percent of Original List Price Received* | 99.8% | **97.6%** | - 2.2% | 99.9% | **97.9%** | - 2.0% |
| New Listings | 4 | **2** | - 50.0% | 33 | **22** | - 33.3% |

* 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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