

Local Market Update – November 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sudbury

Single-Family Properties

Key Metrics	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	18	12	- 33.3%	259	278	+ 7.3%
Closed Sales	13	18	+ 38.5%	235	270	+ 14.9%
Median Sales Price*	\$795,000	\$906,250	+ 14.0%	\$760,000	\$813,000	+ 7.0%
Inventory of Homes for Sale	57	16	- 71.9%	--	--	--
Months Supply of Inventory	2.8	0.6	- 78.6%	--	--	--
Cumulative Days on Market Until Sale	77	51	- 33.8%	70	59	- 15.7%
Percent of Original List Price Received*	94.1%	101.5%	+ 7.9%	97.1%	98.9%	+ 1.9%
New Listings	11	8	- 27.3%	357	295	- 17.4%

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

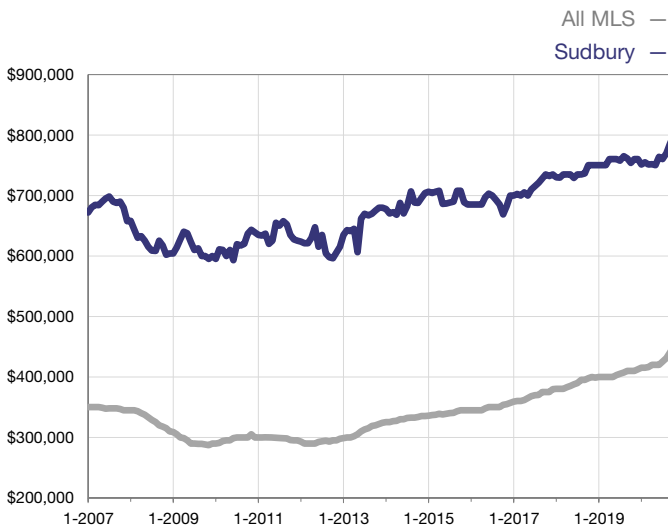
Condominium Properties

Key Metrics	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	1	1	0.0%	37	40	+ 8.1%
Closed Sales	4	6	+ 50.0%	47	40	- 14.9%
Median Sales Price*	\$699,300	\$707,500	+ 1.2%	\$605,660	\$602,000	- 0.6%
Inventory of Homes for Sale	20	4	- 80.0%	--	--	--
Months Supply of Inventory	4.4	1.1	- 75.0%	--	--	--
Cumulative Days on Market Until Sale	156	85	- 45.5%	100	137	+ 37.0%
Percent of Original List Price Received*	95.6%	98.7%	+ 3.2%	99.1%	98.1%	- 1.0%
New Listings	3	1	- 66.7%	47	38	- 19.1%

* 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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