

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sudbury

Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	5	6	+ 20.0%	251	239	- 4.8%
Closed Sales	21	12	- 42.9%	260	241	- 7.3%
Median Sales Price*	\$1,200,000	\$830,000	- 30.8%	\$1,024,500	\$1,150,000	+ 12.2%
Inventory of Homes for Sale	15	12	- 20.0%	--	--	--
Months Supply of Inventory	0.7	0.6	- 14.3%	--	--	--
Cumulative Days on Market Until Sale	26	50	+ 92.3%	25	27	+ 8.0%
Percent of Original List Price Received*	105.4%	98.4%	- 6.6%	106.1%	106.0%	- 0.1%
New Listings	2	1	- 50.0%	284	292	+ 2.8%

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

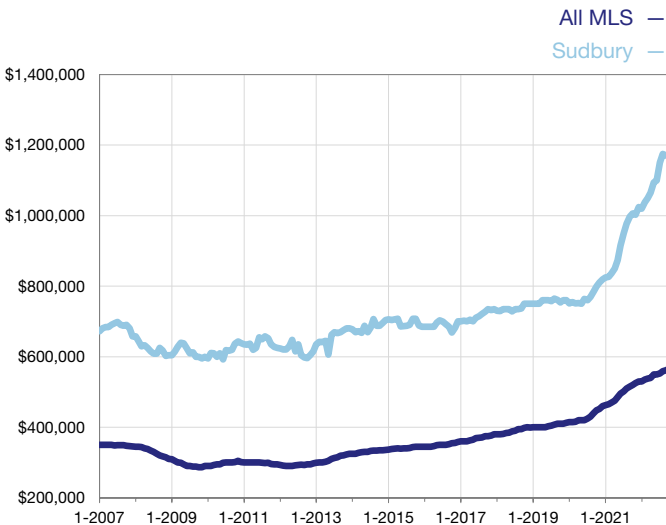
Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	2	4	+ 100.0%	26	34	+ 30.8%
Closed Sales	0	6	--	19	33	+ 73.7%
Median Sales Price*	\$0	\$715,045	--	\$625,000	\$792,035	+ 26.7%
Inventory of Homes for Sale	5	16	+ 220.0%	--	--	--
Months Supply of Inventory	2.3	5.6	+ 143.5%	--	--	--
Cumulative Days on Market Until Sale	0	25	--	51	31	- 39.2%
Percent of Original List Price Received*	0.0%	103.8%	--	101.8%	103.5%	+ 1.7%
New Listings	3	13	+ 333.3%	31	73	+ 135.5%

* 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

