Local Market Update – June 2016

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

Sudbury

Single-Family Properties

	June			Year to Date		
Key Metrics	**2015**	**2016**	**+ / –**	**2015**	**2016**	**+ / –**
Pending Sales	38	**30**	- 21.1%	156	**145**	- 7.1%
Closed Sales	38	**42**	+ 10.5%	102	**104**	+ 2.0%
Median Sales Price*	$678,500	**$787,500**	+ 16.1%	$660,000	**$700,000**	+ 6.1%
Inventory of Homes for Sale	88	**92**	+ 4.5%	--	--	--
Months Supply of Inventory	4.3	**4.4**	+ 2.3%	--	--	--
Cumulative Days on Market Until Sale	91	**79**	- 13.2%	122	**97**	- 20.5%
Percent of Original List Price Received*	98.0%	**98.8%**	+ 0.8%	96.1%	**98.1%**	+ 2.1%
New Listings	30	**45**	+ 50.0%	216	**224**	+ 3.7%

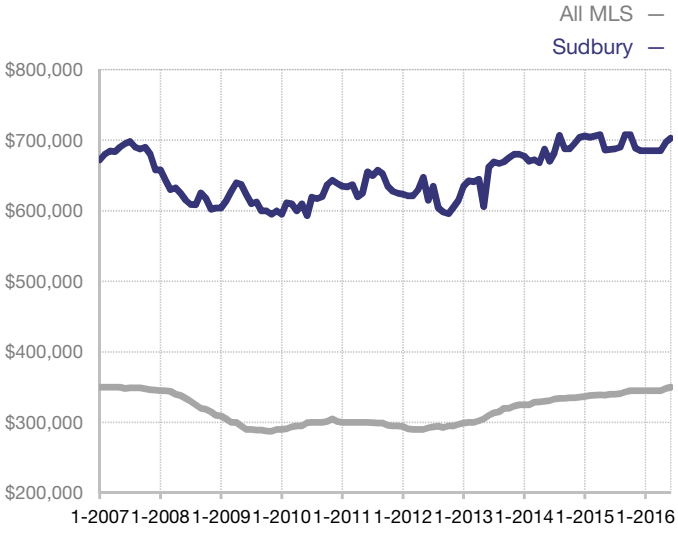
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

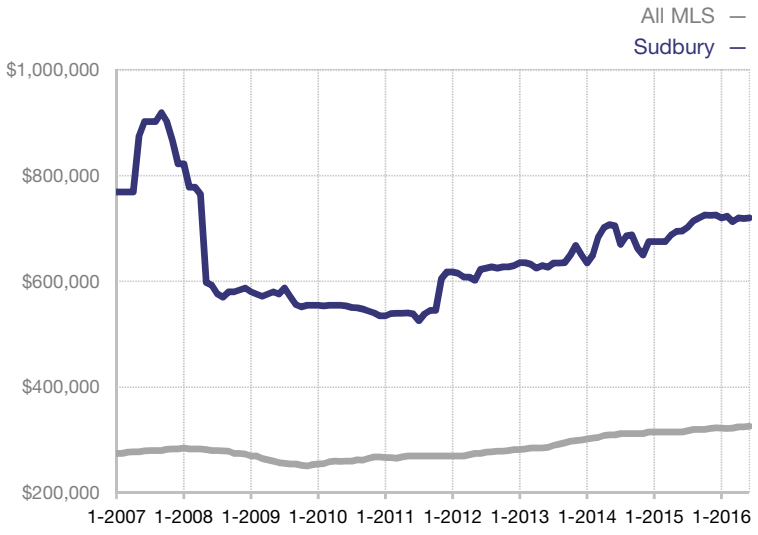
	June			Year to Date		
Key Metrics	**2015**	**2016**	**+ / –**	**2015**	**2016**	**+ / –**
Pending Sales	2	**2**	0.0%	18	**10**	- 44.4%
Closed Sales	7	**1**	- 85.7%	14	**16**	+ 14.3%
Median Sales Price*	$702,516	**$734,000**	+ 4.5%	$714,008	**$712,000**	- 0.3%
Inventory of Homes for Sale	9	**4**	- 55.6%	--	--	--
Months Supply of Inventory	2.9	**1.6**	- 44.8%	--	--	--
Cumulative Days on Market Until Sale	140	**36**	- 74.3%	127	**83**	- 34.6%
Percent of Original List Price Received*	100.3%	**98.0%**	- 2.3%	102.2%	**103.9%**	+ 1.7%
New Listings	4	**3**	- 25.0%	16	**15**	- 6.3%

* 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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