

# Local Market Update – November 2017

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Sudbury

### Single-Family Properties

Key Metrics	November			Year to Date		
	2016	2017	+ / -	2016	2017	+ / -
Pending Sales	20	16	- 20.0%	249	232	- 6.8%
Closed Sales	9	19	+ 111.1%	229	220	- 3.9%
Median Sales Price*	\$699,000	<b>\$677,000</b>	- 3.1%	\$699,000	<b>\$726,500</b>	+ 3.9%
Inventory of Homes for Sale	56	43	- 23.2%	--	--	--
Months Supply of Inventory	2.7	2.1	- 22.2%	--	--	--
Cumulative Days on Market Until Sale	68	128	+ 88.2%	90	65	- 27.8%
Percent of Original List Price Received*	95.6%	<b>95.7%</b>	+ 0.1%	97.2%	<b>97.2%</b>	0.0%
New Listings	12	14	+ 16.7%	336	305	- 9.2%

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

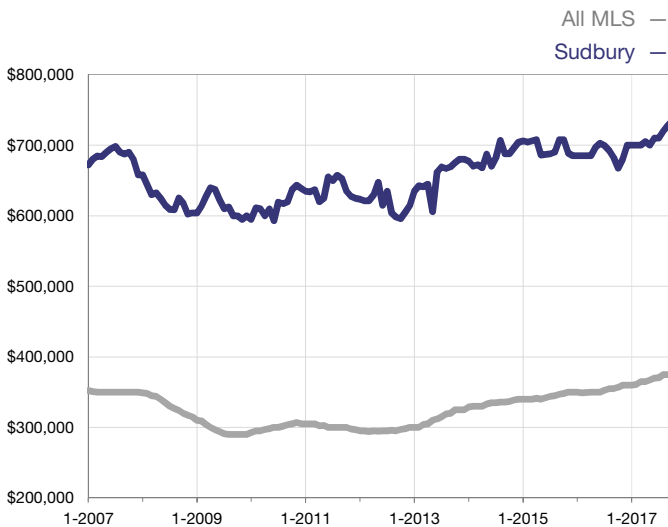
### Condominium Properties

Key Metrics	November			Year to Date		
	2016	2017	+ / -	2016	2017	+ / -
Pending Sales	0	1	--	15	24	+ 60.0%
Closed Sales	3	1	- 66.7%	25	23	- 8.0%
Median Sales Price*	\$650,000	<b>\$865,000</b>	+ 33.1%	\$695,000	<b>\$667,450</b>	- 4.0%
Inventory of Homes for Sale	5	1	- 80.0%	--	--	--
Months Supply of Inventory	2.3	0.4	- 82.6%	--	--	--
Cumulative Days on Market Until Sale	258	13	- 95.0%	118	51	- 56.8%
Percent of Original List Price Received*	93.6%	<b>101.9%</b>	+ 8.9%	101.0%	<b>97.5%</b>	- 3.5%
New Listings	1	2	+ 100.0%	22	24	+ 9.1%

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

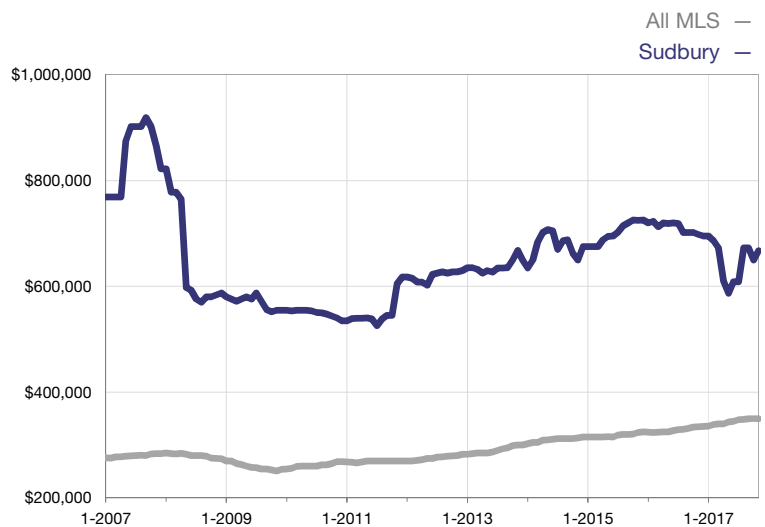
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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