

Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sudbury

Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	22	20	- 9.1%	192	184	- 4.2%
Closed Sales	33	40	+ 21.2%	155	157	+ 1.3%
Median Sales Price*	\$819,900	\$795,000	- 3.0%	\$735,000	\$750,000	+ 2.0%
Inventory of Homes for Sale	93	76	- 18.3%	--	--	--
Months Supply of Inventory	4.3	3.4	- 20.9%	--	--	--
Cumulative Days on Market Until Sale	32	55	+ 71.9%	55	69	+ 25.5%
Percent of Original List Price Received*	98.0%	97.5%	- 0.5%	98.6%	97.5%	- 1.1%
New Listings	32	22	- 31.3%	297	262	- 11.8%

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

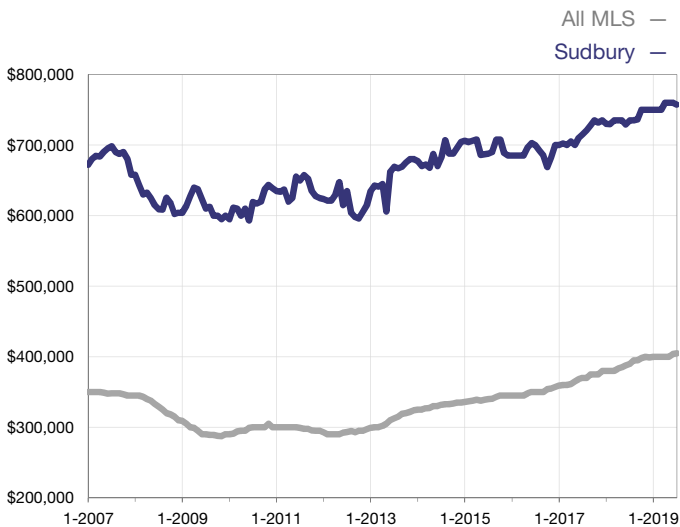
Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	3	2	- 33.3%	22	26	+ 18.2%
Closed Sales	6	4	- 33.3%	14	30	+ 114.3%
Median Sales Price*	\$693,060	\$560,973	- 19.1%	\$749,999	\$617,830	- 17.6%
Inventory of Homes for Sale	16	22	+ 37.5%	--	--	--
Months Supply of Inventory	7.3	5.6	- 23.3%	--	--	--
Cumulative Days on Market Until Sale	59	109	+ 84.7%	37	61	+ 64.9%
Percent of Original List Price Received*	98.1%	100.1%	+ 2.0%	98.5%	100.1%	+ 1.6%
New Listings	5	2	- 60.0%	43	35	- 18.6%

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

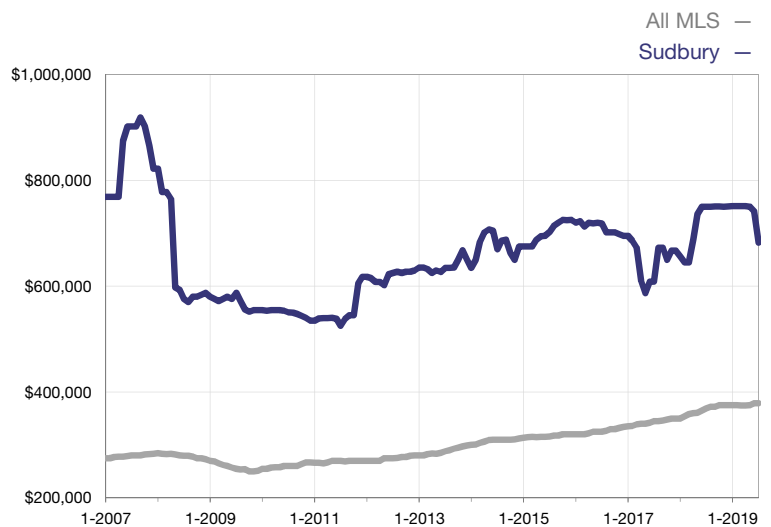
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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