

Local Market Update – September 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sudbury

Single-Family Properties

Key Metrics	September			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	22	17	- 22.7%	231	217	- 6.1%
Closed Sales	19	17	- 10.5%	207	203	- 1.9%
Median Sales Price*	\$815,000	\$719,000	- 11.8%	\$735,000	\$755,000	+ 2.7%
Inventory of Homes for Sale	91	84	- 7.7%	--	--	--
Months Supply of Inventory	4.2	3.9	- 7.1%	--	--	--
Cumulative Days on Market Until Sale	64	52	- 18.8%	55	66	+ 20.0%
Percent of Original List Price Received*	94.0%	96.2%	+ 2.3%	98.0%	97.3%	- 0.7%
New Listings	40	42	+ 5.0%	359	320	- 10.9%

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

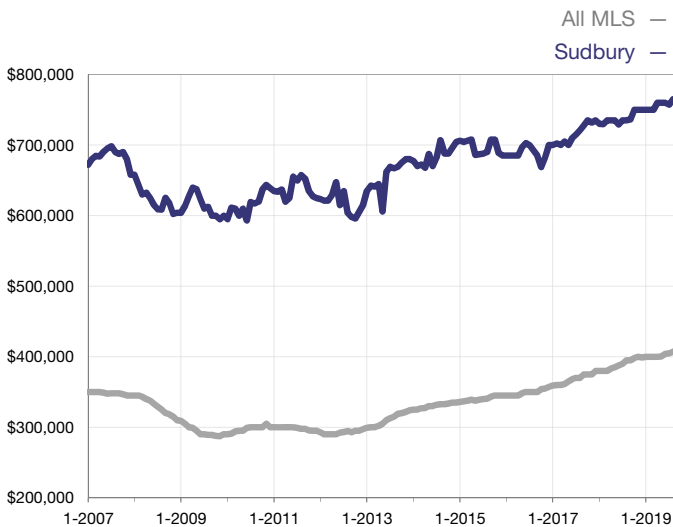
Condominium Properties

Key Metrics	September			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	3	5	+ 66.7%	30	35	+ 16.7%
Closed Sales	1	3	+ 200.0%	18	41	+ 127.8%
Median Sales Price*	\$885,000	\$735,000	- 16.9%	\$751,120	\$598,560	- 20.3%
Inventory of Homes for Sale	18	19	+ 5.6%	--	--	--
Months Supply of Inventory	8.6	4.1	- 52.3%	--	--	--
Cumulative Days on Market Until Sale	37	163	+ 340.5%	42	80	+ 90.5%
Percent of Original List Price Received*	98.9%	98.6%	- 0.3%	99.0%	99.6%	+ 0.6%
New Listings	4	2	- 50.0%	53	42	- 20.8%

* 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



MASSACHUSETTS ASSOCIATION OF REALTORS®



All data from the Berkshire County MLS, Cape Cod & Islands Association of REALTORS®, Inc. and MLS Property Information Network, Inc. | Provided by MAR. | Powered by ShowingTime 10K.