

Local Market Update – March 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sudbury

Single-Family Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	25	31	+ 24.0%	67	64	- 4.5%
Closed Sales	18	14	- 22.2%	45	39	- 13.3%
Median Sales Price*	\$647,500	\$980,000	+ 51.4%	\$700,000	\$925,000	+ 32.1%
Inventory of Homes for Sale	53	13	- 75.5%	--	--	--
Months Supply of Inventory	2.3	0.5	- 78.3%	--	--	--
Cumulative Days on Market Until Sale	42	53	+ 26.2%	94	49	- 47.9%
Percent of Original List Price Received*	97.1%	103.6%	+ 6.7%	95.1%	101.6%	+ 6.8%
New Listings	40	34	- 15.0%	94	70	- 25.5%

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

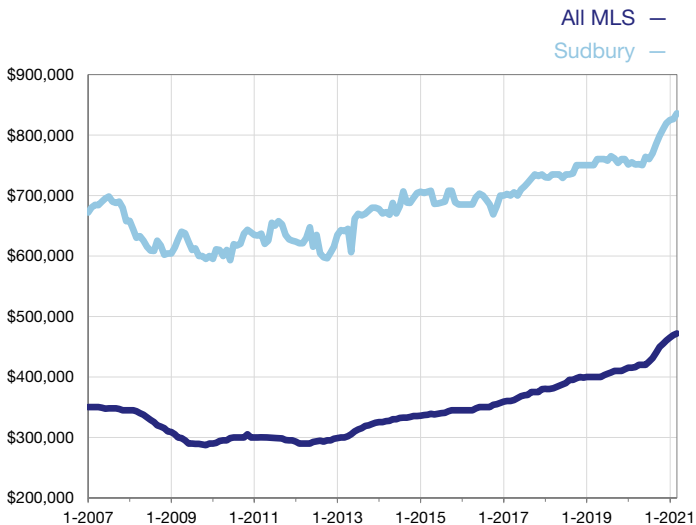
Condominium Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	4	5	+ 25.0%	18	8	- 55.6%
Closed Sales	4	0	- 100.0%	9	5	- 44.4%
Median Sales Price*	\$576,000	\$0	- 100.0%	\$560,000	\$641,675	+ 14.6%
Inventory of Homes for Sale	15	1	- 93.3%	--	--	--
Months Supply of Inventory	3.3	0.3	- 90.9%	--	--	--
Cumulative Days on Market Until Sale	87	0	- 100.0%	133	102	- 23.3%
Percent of Original List Price Received*	97.9%	0.0%	- 100.0%	99.1%	97.5%	- 1.6%
New Listings	7	3	- 57.1%	16	8	- 50.0%

* 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

