

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sudbury

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	16	36	+ 125.0%	83	99	+ 19.3%
Closed Sales	24	17	- 29.2%	69	56	- 18.8%
Median Sales Price*	\$843,750	\$1,015,000	+ 20.3%	\$720,000	\$980,000	+ 36.1%
Inventory of Homes for Sale	47	23	- 51.1%	--	--	--
Months Supply of Inventory	2.1	1.0	- 52.4%	--	--	--
Cumulative Days on Market Until Sale	109	16	- 85.3%	99	39	- 60.6%
Percent of Original List Price Received*	97.0%	105.0%	+ 8.2%	95.7%	102.7%	+ 7.3%
New Listings	14	48	+ 242.9%	108	117	+ 8.3%

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

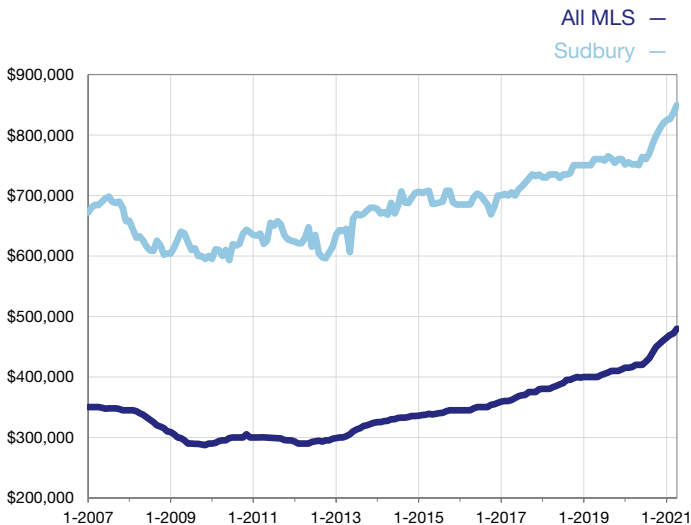
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	3	--	18	10	- 44.4%
Closed Sales	2	2	0.0%	11	7	- 36.4%
Median Sales Price*	\$486,496	\$620,534	+ 27.6%	\$554,995	\$625,000	+ 12.6%
Inventory of Homes for Sale	13	1	- 92.3%	--	--	--
Months Supply of Inventory	2.9	0.3	- 89.7%	--	--	--
Cumulative Days on Market Until Sale	500	43	- 91.4%	200	85	- 57.5%
Percent of Original List Price Received*	99.9%	100.5%	+ 0.6%	99.3%	98.4%	- 0.9%
New Listings	1	2	+ 100.0%	17	10	- 41.2%

* 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

