

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sudbury

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	30	30	0.0%	113	128	+ 13.3%
Closed Sales	21	18	- 14.3%	90	74	- 17.8%
Median Sales Price*	\$756,000	\$990,000	+ 31.0%	\$742,450	\$982,500	+ 32.3%
Inventory of Homes for Sale	45	20	- 55.6%	--	--	--
Months Supply of Inventory	2.0	0.9	- 55.0%	--	--	--
Cumulative Days on Market Until Sale	34	13	- 61.8%	84	32	- 61.9%
Percent of Original List Price Received*	99.5%	112.3%	+ 12.9%	96.6%	105.0%	+ 8.7%
New Listings	34	29	- 14.7%	142	147	+ 3.5%

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

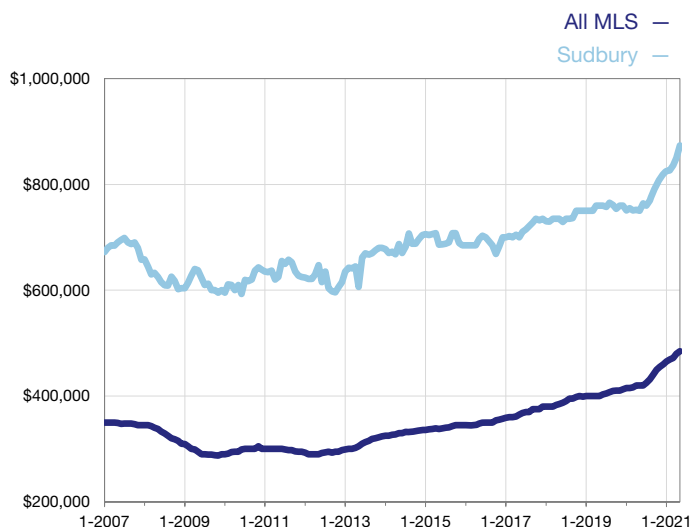
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1	2	+ 100.0%	19	12	- 36.8%
Closed Sales	5	2	- 60.0%	16	9	- 43.8%
Median Sales Price*	\$650,075	\$524,950	- 19.2%	\$576,000	\$625,000	+ 8.5%
Inventory of Homes for Sale	16	1	- 93.8%	--	--	--
Months Supply of Inventory	4.4	0.3	- 93.2%	--	--	--
Cumulative Days on Market Until Sale	124	29	- 76.6%	176	72	- 59.1%
Percent of Original List Price Received*	94.9%	99.3%	+ 4.6%	97.9%	98.6%	+ 0.7%
New Listings	4	2	- 50.0%	21	12	- 42.9%

* 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

