

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sudbury

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	19	13	- 31.6%	246	234	- 4.9%
Closed Sales	17	9	- 47.1%	239	229	- 4.2%
Median Sales Price*	\$820,000	\$1,005,000	+ 22.6%	\$1,020,000	\$1,170,000	+ 14.7%
Inventory of Homes for Sale	22	25	+ 13.6%	--	--	--
Months Supply of Inventory	1.0	1.3	+ 30.0%	--	--	--
Cumulative Days on Market Until Sale	21	37	+ 76.2%	25	26	+ 4.0%
Percent of Original List Price Received*	102.8%	97.8%	- 4.9%	106.1%	106.5%	+ 0.4%
New Listings	9	15	+ 66.7%	282	291	+ 3.2%

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

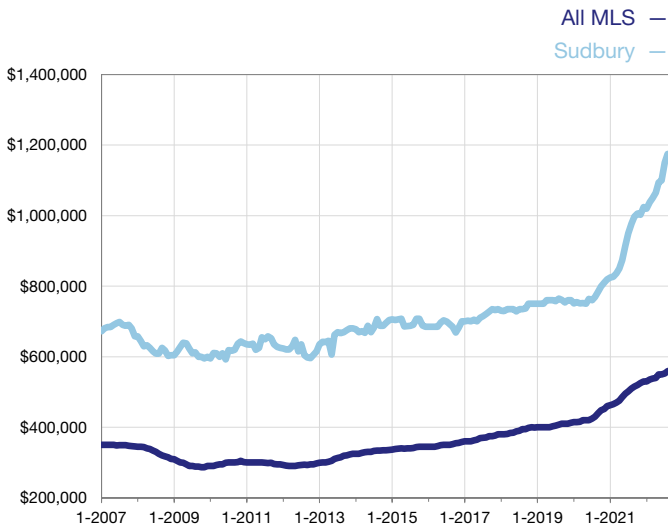
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	1	3	+ 200.0%	24	32	+ 33.3%
Closed Sales	1	3	+ 200.0%	19	26	+ 36.8%
Median Sales Price*	\$697,516	\$849,685	+ 21.8%	\$625,000	\$805,665	+ 28.9%
Inventory of Homes for Sale	4	21	+ 425.0%	--	--	--
Months Supply of Inventory	1.8	7.4	+ 311.1%	--	--	--
Cumulative Days on Market Until Sale	2	15	+ 650.0%	51	30	- 41.2%
Percent of Original List Price Received*	101.8%	99.4%	- 2.4%	101.8%	103.8%	+ 2.0%
New Listings	0	1	--	28	60	+ 114.3%

* 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

