

Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sudbury

Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	12	8	- 33.3%	12	8	- 33.3%
Closed Sales	7	7	0.0%	7	7	0.0%
Median Sales Price*	\$772,000	\$1,415,000	+ 83.3%	\$772,000	\$1,415,000	+ 83.3%
Inventory of Homes for Sale	25	19	- 24.0%	--	--	--
Months Supply of Inventory	1.2	1.0	- 16.7%	--	--	--
Cumulative Days on Market Until Sale	35	46	+ 31.4%	35	46	+ 31.4%
Percent of Original List Price Received*	105.1%	99.7%	- 5.1%	105.1%	99.7%	- 5.1%
New Listings	23	13	- 43.5%	23	13	- 43.5%

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

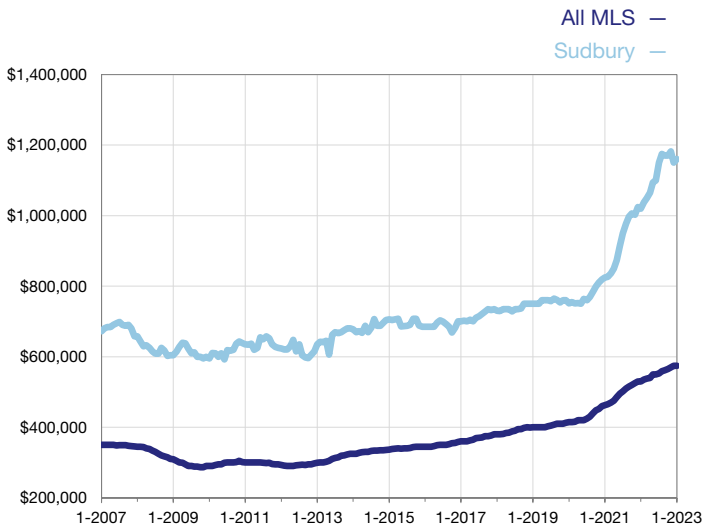
Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	0	- 100.0%	3	0	- 100.0%
Closed Sales	0	2	--	0	2	--
Median Sales Price*	\$0	\$910,638	--	\$0	\$910,638	--
Inventory of Homes for Sale	3	14	+ 366.7%	--	--	--
Months Supply of Inventory	1.3	5.0	+ 284.6%	--	--	--
Cumulative Days on Market Until Sale	0	31	--	0	31	--
Percent of Original List Price Received*	0.0%	106.6%	--	0.0%	106.6%	--
New Listings	1	7	+ 600.0%	1	7	+ 600.0%

* 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

