

# Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Sudbury

### Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	31	19	- 38.7%	63	40	- 36.5%
Closed Sales	14	14	0.0%	33	22	- 33.3%
Median Sales Price*	\$1,085,000	<b>\$1,057,500</b>	- 2.5%	\$1,090,000	<b>\$1,094,500</b>	+ 0.4%
Inventory of Homes for Sale	28	20	- 28.6%	--	--	--
Months Supply of Inventory	1.3	1.1	- 15.4%	--	--	--
Cumulative Days on Market Until Sale	17	53	+ 211.8%	27	50	+ 85.2%
Percent of Original List Price Received*	110.8%	<b>99.4%</b>	- 10.3%	107.3%	<b>99.5%</b>	- 7.3%
New Listings	40	20	- 50.0%	83	50	- 39.8%

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

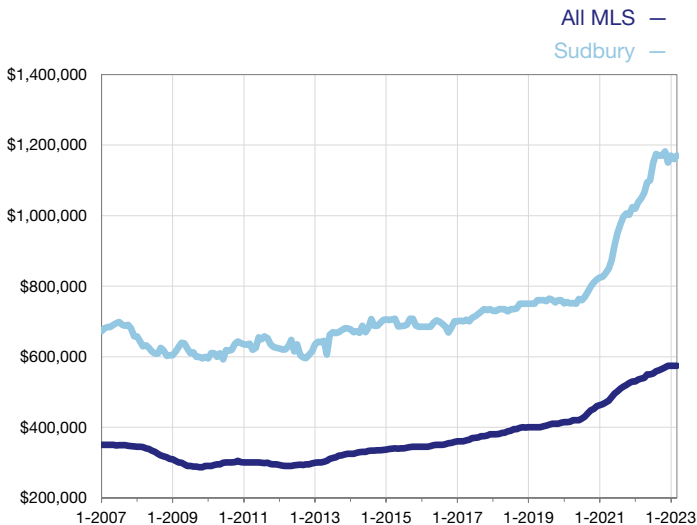
### Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	1	- 50.0%	8	8	0.0%
Closed Sales	0	3	--	1	11	+ 1,000.0%
Median Sales Price*	\$0	<b>\$525,000</b>	--	\$242,000	<b>\$800,000</b>	+ 230.6%
Inventory of Homes for Sale	11	15	+ 36.4%	--	--	--
Months Supply of Inventory	4.7	5.0	+ 6.4%	--	--	--
Cumulative Days on Market Until Sale	0	52	--	29	52	+ 79.3%
Percent of Original List Price Received*	0.0%	<b>99.1%</b>	--	100.0%	<b>100.8%</b>	+ 0.8%
New Listings	10	11	+ 10.0%	15	25	+ 66.7%

\* 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

