

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sudbury

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	27	17	- 37.0%	90	54	- 40.0%
Closed Sales	16	14	- 12.5%	49	36	- 26.5%
Median Sales Price*	\$1,115,006	\$1,170,000	+ 4.9%	\$1,090,000	\$1,122,000	+ 2.9%
Inventory of Homes for Sale	34	27	- 20.6%	--	--	--
Months Supply of Inventory	1.6	1.6	0.0%	--	--	--
Cumulative Days on Market Until Sale	45	16	- 64.4%	33	37	+ 12.1%
Percent of Original List Price Received*	107.4%	104.1%	- 3.1%	107.3%	101.3%	- 5.6%
New Listings	34	23	- 32.4%	117	73	- 37.6%

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

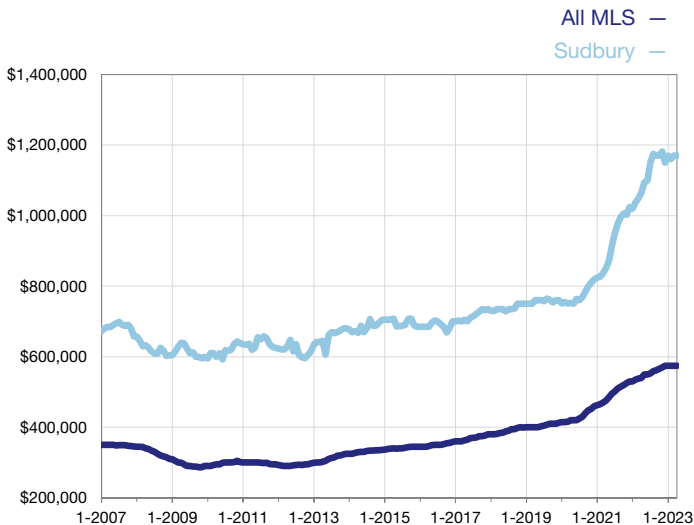
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	11	+ 83.3%	14	18	+ 28.6%
Closed Sales	1	6	+ 500.0%	2	18	+ 800.0%
Median Sales Price*	\$655,958	\$895,980	+ 36.6%	\$448,979	\$844,535	+ 88.1%
Inventory of Homes for Sale	8	10	+ 25.0%	--	--	--
Months Supply of Inventory	3.2	2.7	- 15.6%	--	--	--
Cumulative Days on Market Until Sale	19	62	+ 226.3%	24	54	+ 125.0%
Percent of Original List Price Received*	97.5%	99.0%	+ 1.5%	98.8%	100.1%	+ 1.3%
New Listings	5	7	+ 40.0%	20	32	+ 60.0%

* 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

