

Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sudbury

Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	30	27	- 10.0%	120	79	- 34.2%
Closed Sales	30	13	- 56.7%	79	49	- 38.0%
Median Sales Price*	\$1,205,000	\$1,375,000	+ 14.1%	\$1,137,900	\$1,130,000	- 0.7%
Inventory of Homes for Sale	31	26	- 16.1%	--	--	--
Months Supply of Inventory	1.5	1.6	+ 6.7%	--	--	--
Cumulative Days on Market Until Sale	14	22	+ 57.1%	26	33	+ 26.9%
Percent of Original List Price Received*	117.1%	101.1%	- 13.7%	111.0%	101.3%	- 8.7%
New Listings	31	25	- 19.4%	145	98	- 32.4%

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

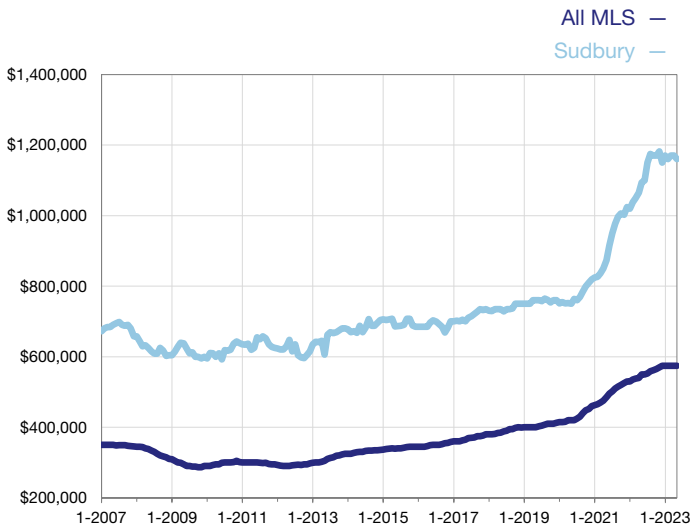
Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	3	+ 50.0%	16	21	+ 31.3%
Closed Sales	3	6	+ 100.0%	5	24	+ 380.0%
Median Sales Price*	\$1,075,000	\$924,999	- 14.0%	\$655,958	\$849,535	+ 29.5%
Inventory of Homes for Sale	13	9	- 30.8%	--	--	--
Months Supply of Inventory	5.2	2.4	- 53.8%	--	--	--
Cumulative Days on Market Until Sale	15	55	+ 266.7%	19	54	+ 184.2%
Percent of Original List Price Received*	103.1%	99.1%	- 3.9%	101.4%	99.9%	- 1.5%
New Listings	8	7	- 12.5%	28	39	+ 39.3%

* 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

