

# Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Sudbury

### Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	26	27	+ 3.8%	146	101	- 30.8%
Closed Sales	38	30	- 21.1%	117	79	- 32.5%
Median Sales Price*	\$1,519,000	<b>\$1,287,500</b>	- 15.2%	\$1,200,000	<b>\$1,210,000</b>	+ 0.8%
Inventory of Homes for Sale	47	18	- 61.7%	--	--	--
Months Supply of Inventory	2.2	1.1	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	25	22	- 12.0%	25	29	+ 16.0%
Percent of Original List Price Received*	109.8%	<b>101.5%</b>	- 7.6%	110.6%	<b>101.3%</b>	- 8.4%
New Listings	43	16	- 62.8%	188	114	- 39.4%

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

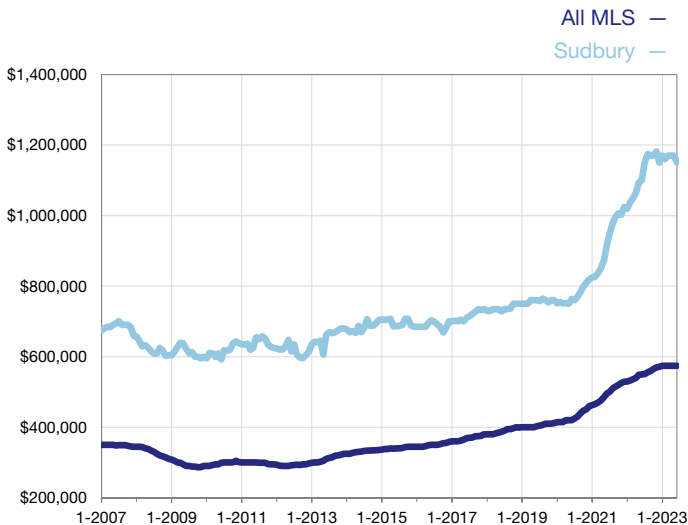
### Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	5	+ 150.0%	18	25	+ 38.9%
Closed Sales	4	6	+ 50.0%	9	30	+ 233.3%
Median Sales Price*	\$782,080	<b>\$793,748</b>	+ 1.5%	\$777,530	<b>\$839,998</b>	+ 8.0%
Inventory of Homes for Sale	13	12	- 7.7%	--	--	--
Months Supply of Inventory	5.0	3.0	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	12	45	+ 275.0%	16	52	+ 225.0%
Percent of Original List Price Received*	103.5%	<b>100.3%</b>	- 3.1%	102.3%	<b>99.9%</b>	- 2.3%
New Listings	2	9	+ 350.0%	30	47	+ 56.7%

\* 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

