

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sudbury

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	23	14	- 39.1%	169	112	- 33.7%
Closed Sales	34	18	- 47.1%	151	97	- 35.8%
Median Sales Price*	\$1,237,500	\$1,017,500	- 17.8%	\$1,200,011	\$1,150,000	- 4.2%
Inventory of Homes for Sale	65	23	- 64.6%	--	--	--
Months Supply of Inventory	3.1	1.5	- 51.6%	--	--	--
Cumulative Days on Market Until Sale	14	21	+ 50.0%	23	28	+ 21.7%
Percent of Original List Price Received*	108.1%	105.9%	- 2.0%	110.0%	102.2%	- 7.1%
New Listings	42	16	- 61.9%	230	130	- 43.5%

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

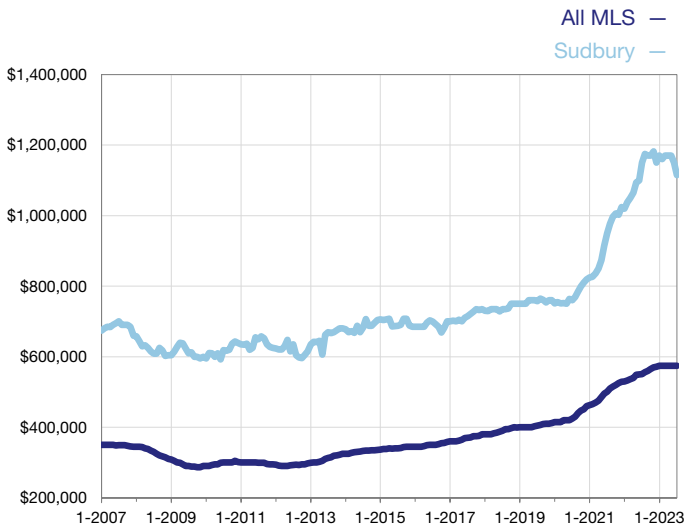
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	10	+ 400.0%	20	35	+ 75.0%
Closed Sales	9	4	- 55.6%	18	34	+ 88.9%
Median Sales Price*	\$800,590	\$970,000	+ 21.2%	\$790,545	\$844,535	+ 6.8%
Inventory of Homes for Sale	14	12	- 14.3%	--	--	--
Months Supply of Inventory	5.3	2.5	- 52.8%	--	--	--
Cumulative Days on Market Until Sale	46	38	- 17.4%	31	51	+ 64.5%
Percent of Original List Price Received*	106.8%	101.9%	- 4.6%	104.6%	100.2%	- 4.2%
New Listings	3	13	+ 333.3%	33	59	+ 78.8%

* 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

