

# Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Sudbury

### Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	30	14	- 53.3%	199	123	- 38.2%
Closed Sales	26	19	- 26.9%	177	116	- 34.5%
Median Sales Price*	\$1,317,500	<b>\$1,230,000</b>	- 6.6%	\$1,225,000	<b>\$1,175,000</b>	- 4.1%
Inventory of Homes for Sale	39	22	- 43.6%	--	--	--
Months Supply of Inventory	1.7	1.6	- 5.9%	--	--	--
Cumulative Days on Market Until Sale	22	23	+ 4.5%	23	27	+ 17.4%
Percent of Original List Price Received*	100.1%	<b>104.5%</b>	+ 4.4%	108.6%	<b>102.6%</b>	- 5.5%
New Listings	13	10	- 23.1%	243	140	- 42.4%

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

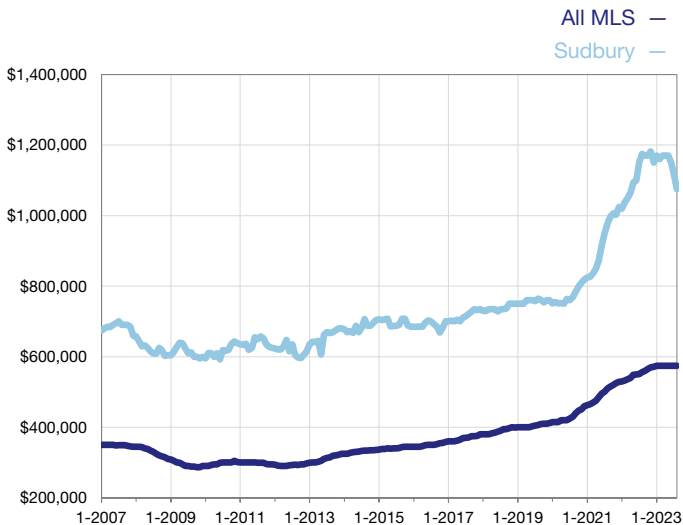
### Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	6	+ 200.0%	22	40	+ 81.8%
Closed Sales	3	7	+ 133.3%	21	41	+ 95.2%
Median Sales Price*	\$842,805	<b>\$810,000</b>	- 3.9%	\$792,035	<b>\$839,995</b>	+ 6.1%
Inventory of Homes for Sale	13	9	- 30.8%	--	--	--
Months Supply of Inventory	5.0	1.8	- 64.0%	--	--	--
Cumulative Days on Market Until Sale	54	76	+ 40.7%	34	55	+ 61.8%
Percent of Original List Price Received*	106.1%	<b>98.3%</b>	- 7.4%	104.8%	<b>99.9%</b>	- 4.7%
New Listings	5	4	- 20.0%	38	63	+ 65.8%

\* 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

