

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sudbury

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	12	10	- 16.7%	211	131	- 37.9%
Closed Sales	26	15	- 42.3%	203	131	- 35.5%
Median Sales Price*	\$1,022,500	\$1,395,000	+ 36.4%	\$1,200,000	\$1,175,000	- 2.1%
Inventory of Homes for Sale	39	30	- 23.1%	--	--	--
Months Supply of Inventory	1.9	2.3	+ 21.1%	--	--	--
Cumulative Days on Market Until Sale	34	70	+ 105.9%	24	32	+ 33.3%
Percent of Original List Price Received*	100.7%	99.1%	- 1.6%	107.6%	102.2%	- 5.0%
New Listings	14	18	+ 28.6%	257	158	- 38.5%

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

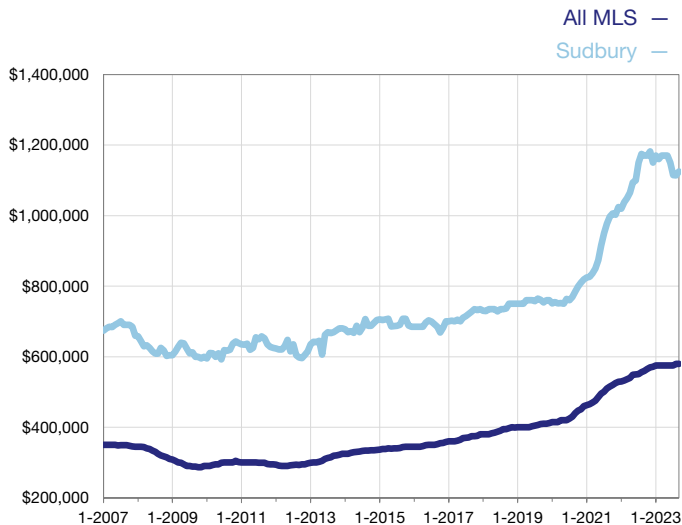
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	3	+ 50.0%	24	42	+ 75.0%
Closed Sales	1	6	+ 500.0%	22	47	+ 113.6%
Median Sales Price*	\$858,755	\$899,998	+ 4.8%	\$796,313	\$849,995	+ 6.7%
Inventory of Homes for Sale	19	6	- 68.4%	--	--	--
Months Supply of Inventory	8.1	1.2	- 85.2%	--	--	--
Cumulative Days on Market Until Sale	0	37	--	33	53	+ 60.6%
Percent of Original List Price Received*	100.0%	95.8%	- 4.2%	104.6%	99.3%	- 5.1%
New Listings	11	3	- 72.7%	49	66	+ 34.7%

* 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

