

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sudbury

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	11	+ 10.0%	221	143	- 35.3%
Closed Sales	17	10	- 41.2%	220	141	- 35.9%
Median Sales Price*	\$1,110,000	\$897,501	- 19.1%	\$1,187,500	\$1,150,000	- 3.2%
Inventory of Homes for Sale	37	30	- 18.9%	--	--	--
Months Supply of Inventory	1.8	2.2	+ 22.2%	--	--	--
Cumulative Days on Market Until Sale	39	45	+ 15.4%	25	33	+ 32.0%
Percent of Original List Price Received*	97.7%	95.2%	- 2.6%	106.8%	101.7%	- 4.8%
New Listings	10	14	+ 40.0%	267	172	- 35.6%

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

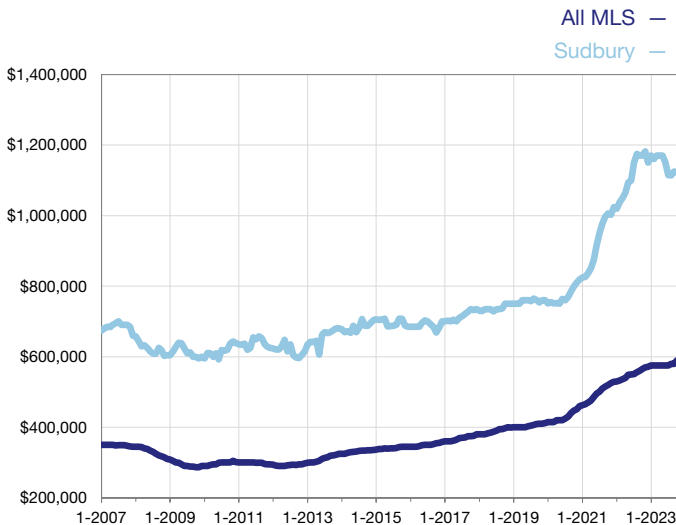
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	5	+ 150.0%	26	47	+ 80.8%
Closed Sales	1	4	+ 300.0%	23	51	+ 121.7%
Median Sales Price*	\$919,000	\$829,998	- 9.7%	\$800,590	\$849,995	+ 6.2%
Inventory of Homes for Sale	26	8	- 69.2%	--	--	--
Months Supply of Inventory	10.8	1.5	- 86.1%	--	--	--
Cumulative Days on Market Until Sale	21	51	+ 142.9%	32	53	+ 65.6%
Percent of Original List Price Received*	100.0%	99.4%	- 0.6%	104.4%	99.4%	- 4.8%
New Listings	10	10	0.0%	59	76	+ 28.8%

* 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

