

# Local Market Update – November 2023

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## Sudbury

### Single-Family Properties

| Key Metrics                              | November    |             |         | Year to Date |             |         |
|--|-------------|-------------|---------|--------------|-------------|---------|
|  | 2022        | 2023        | + / -   | 2022         | 2023        | + / -   |
| Pending Sales                            | 12          | 15          | + 25.0% | 233          | 156         | - 33.0% |
| Closed Sales                             | 9           | 7           | - 22.2% | 229          | 148         | - 35.4% |
| Median Sales Price*                      | \$1,005,000 | \$1,050,000 | + 4.5%  | \$1,170,000  | \$1,140,000 | - 2.6%  |
| Inventory of Homes for Sale              | 35          | 25          | - 28.6% | --           | --          | --      |
| Months Supply of Inventory               | 1.8         | 1.9         | + 5.6%  | --           | --          | --      |
| Cumulative Days on Market Until Sale     | 37          | 56          | + 51.4% | 26           | 34          | + 30.8% |
| Percent of Original List Price Received* | 97.8%       | 98.4%       | + 0.6%  | 106.5%       | 101.5%      | - 4.7%  |
| New Listings                             | 15          | 11          | - 26.7% | 282          | 181         | - 35.8% |

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

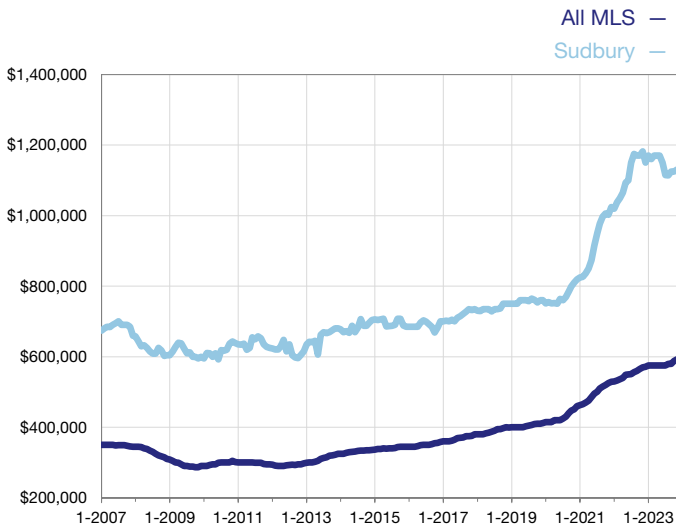
### Condominium Properties

| Key Metrics                              | November  |           |          | Year to Date |           |         |
|--|-----------|-----------|----------|--------------|-----------|---------|
|  | 2022      | 2023      | + / -    | 2022         | 2023      | + / -   |
| Pending Sales                            | 3         | 1         | - 66.7%  | 29           | 48        | + 65.5% |
| Closed Sales                             | 4         | 2         | - 50.0%  | 27           | 53        | + 96.3% |
| Median Sales Price*                      | \$769,793 | \$633,780 | - 17.7%  | \$800,590    | \$849,070 | + 6.1%  |
| Inventory of Homes for Sale              | 23        | 8         | - 65.2%  | --           | --        | --      |
| Months Supply of Inventory               | 8.9       | 1.5       | - 83.1%  | --           | --        | --      |
| Cumulative Days on Market Until Sale     | 35        | 45        | + 28.6%  | 32           | 52        | + 62.5% |
| Percent of Original List Price Received* | 97.6%     | 99.1%     | + 1.5%   | 103.4%       | 99.3%     | - 4.0%  |
| New Listings                             | 1         | 2         | + 100.0% | 60           | 78        | + 30.0% |

\* 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

