

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sudbury

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	12	+ 100.0%	239	165	- 31.0%
Closed Sales	12	13	+ 8.3%	241	161	- 33.2%
Median Sales Price*	\$830,000	\$975,000	+ 17.5%	\$1,150,000	\$1,125,000	- 2.2%
Inventory of Homes for Sale	19	10	- 47.4%	--	--	--
Months Supply of Inventory	1.0	0.7	- 30.0%	--	--	--
Cumulative Days on Market Until Sale	50	36	- 28.0%	27	34	+ 25.9%
Percent of Original List Price Received*	98.4%	98.1%	- 0.3%	106.0%	101.2%	- 4.5%
New Listings	1	2	+ 100.0%	283	184	- 35.0%

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

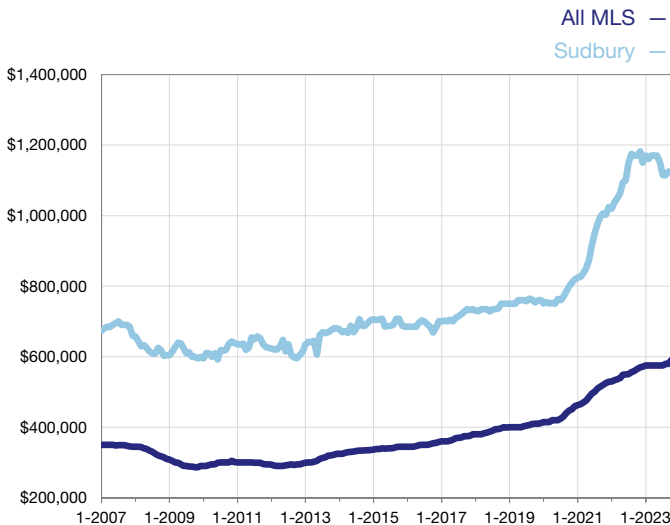
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	2	- 50.0%	33	50	+ 51.5%
Closed Sales	6	3	- 50.0%	33	56	+ 69.7%
Median Sales Price*	\$715,045	\$730,000	+ 2.1%	\$792,035	\$839,998	+ 6.1%
Inventory of Homes for Sale	16	3	- 81.3%	--	--	--
Months Supply of Inventory	5.8	0.6	- 89.7%	--	--	--
Cumulative Days on Market Until Sale	25	26	+ 4.0%	31	51	+ 64.5%
Percent of Original List Price Received*	103.8%	99.1%	- 4.5%	103.5%	99.3%	- 4.1%
New Listings	12	3	- 75.0%	72	81	+ 12.5%

* 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

