

# Local Market Update – January 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Sudbury

### Single-Family Properties

Key Metrics	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	6	13	+ 116.7%	6	13	+ 116.7%
Closed Sales	7	5	- 28.6%	7	5	- 28.6%
Median Sales Price*	\$1,415,000	<b>\$758,000</b>	- 46.4%	\$1,415,000	<b>\$758,000</b>	- 46.4%
Inventory of Homes for Sale	23	16	- 30.4%	--	--	--
Months Supply of Inventory	1.2	1.1	- 8.3%	--	--	--
Cumulative Days on Market Until Sale	46	30	- 34.8%	46	30	- 34.8%
Percent of Original List Price Received*	99.7%	99.5%	- 0.2%	99.7%	99.5%	- 0.2%
New Listings	13	17	+ 30.8%	13	17	+ 30.8%

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

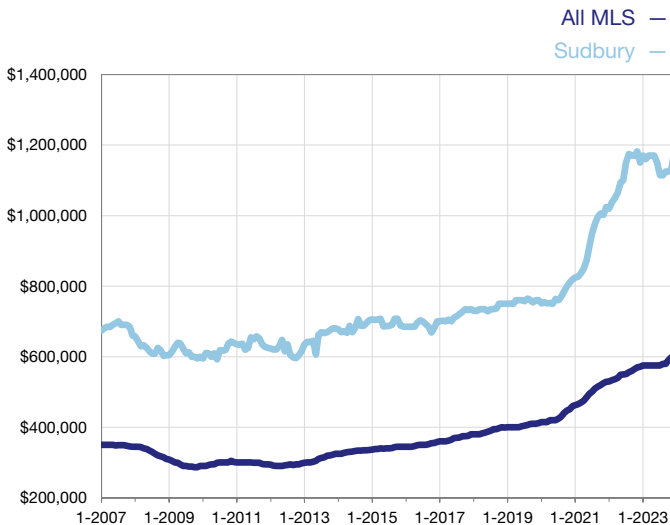
### Condominium Properties

Key Metrics	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	1	--	0	1	--
Closed Sales	2	3	+ 50.0%	2	3	+ 50.0%
Median Sales Price*	\$910,638	<b>\$467,600</b>	- 48.7%	\$910,638	<b>\$467,600</b>	- 48.7%
Inventory of Homes for Sale	16	6	- 62.5%	--	--	--
Months Supply of Inventory	5.9	1.3	- 78.0%	--	--	--
Cumulative Days on Market Until Sale	31	42	+ 35.5%	31	42	+ 35.5%
Percent of Original List Price Received*	106.6%	97.0%	- 9.0%	106.6%	97.0%	- 9.0%
New Listings	7	4	- 42.9%	7	4	- 42.9%

\* 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

