

Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sudbury

Single-Family Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	15	21	+ 40.0%	21	29	+ 38.1%
Closed Sales	1	13	+ 1,200.0%	8	18	+ 125.0%
Median Sales Price*	\$640,000	\$1,465,000	+ 128.9%	\$1,264,500	\$1,249,500	- 1.2%
Inventory of Homes for Sale	21	17	- 19.0%	--	--	--
Months Supply of Inventory	1.1	1.2	+ 9.1%	--	--	--
Cumulative Days on Market Until Sale	34	67	+ 97.1%	45	57	+ 26.7%
Percent of Original List Price Received*	100.0%	97.1%	- 2.9%	99.7%	97.7%	- 2.0%
New Listings	17	19	+ 11.8%	30	36	+ 20.0%

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

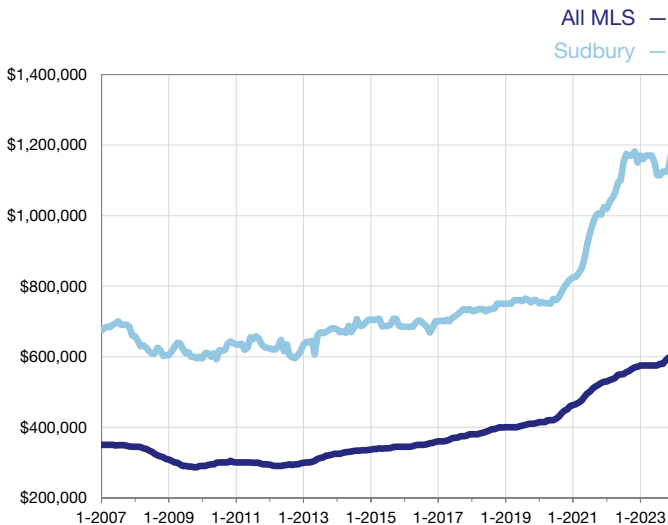
Condominium Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	7	1	- 85.7%	7	2	- 71.4%
Closed Sales	7	1	- 85.7%	9	4	- 55.6%
Median Sales Price*	\$820,000	\$908,095	+ 10.7%	\$840,000	\$678,123	- 19.3%
Inventory of Homes for Sale	13	7	- 46.2%	--	--	--
Months Supply of Inventory	4.2	1.7	- 59.5%	--	--	--
Cumulative Days on Market Until Sale	55	6	- 89.1%	49	33	- 32.7%
Percent of Original List Price Received*	99.6%	99.5%	- 0.1%	101.1%	97.6%	- 3.5%
New Listings	7	5	- 28.6%	14	9	- 35.7%

* 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

