

Local Market Update – March 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sudbury

Single-Family Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	16	25	+ 56.3%	37	52	+ 40.5%
Closed Sales	14	18	+ 28.6%	22	36	+ 63.6%
Median Sales Price*	\$1,057,500	\$1,007,500	- 4.7%	\$1,094,500	\$1,114,500	+ 1.8%
Inventory of Homes for Sale	24	13	- 45.8%	--	--	--
Months Supply of Inventory	1.4	0.9	- 35.7%	--	--	--
Cumulative Days on Market Until Sale	53	55	+ 3.8%	50	56	+ 12.0%
Percent of Original List Price Received*	99.4%	103.7%	+ 4.3%	99.5%	100.7%	+ 1.2%
New Listings	20	21	+ 5.0%	50	56	+ 12.0%

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

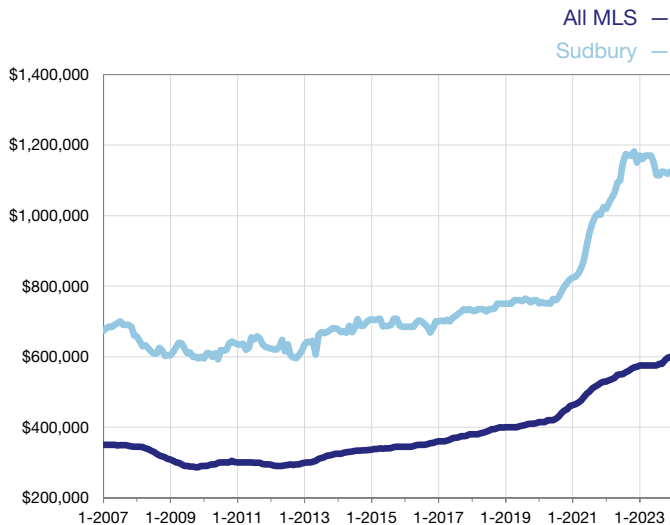
Condominium Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	9	--	7	11	+ 57.1%
Closed Sales	3	3	0.0%	12	7	- 41.7%
Median Sales Price*	\$525,000	\$899,995	+ 71.4%	\$810,000	\$897,495	+ 10.8%
Inventory of Homes for Sale	17	8	- 52.9%	--	--	--
Months Supply of Inventory	5.3	1.8	- 66.0%	--	--	--
Cumulative Days on Market Until Sale	52	69	+ 32.7%	50	48	- 4.0%
Percent of Original List Price Received*	99.1%	97.8%	- 1.3%	100.6%	97.7%	- 2.9%
New Listings	11	12	+ 9.1%	25	21	- 16.0%

* 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

