

Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sudbury

Single-Family Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	15	15	0.0%	52	61	+ 17.3%
Closed Sales	14	13	- 7.1%	36	49	+ 36.1%
Median Sales Price*	\$1,170,000	\$1,163,000	- 0.6%	\$1,122,000	\$1,150,000	+ 2.5%
Inventory of Homes for Sale	30	26	- 13.3%	--	--	--
Months Supply of Inventory	1.8	1.8	0.0%	--	--	--
Cumulative Days on Market Until Sale	16	20	+ 25.0%	37	46	+ 24.3%
Percent of Original List Price Received*	104.1%	105.9%	+ 1.7%	101.3%	102.1%	+ 0.8%
New Listings	23	23	0.0%	73	79	+ 8.2%

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

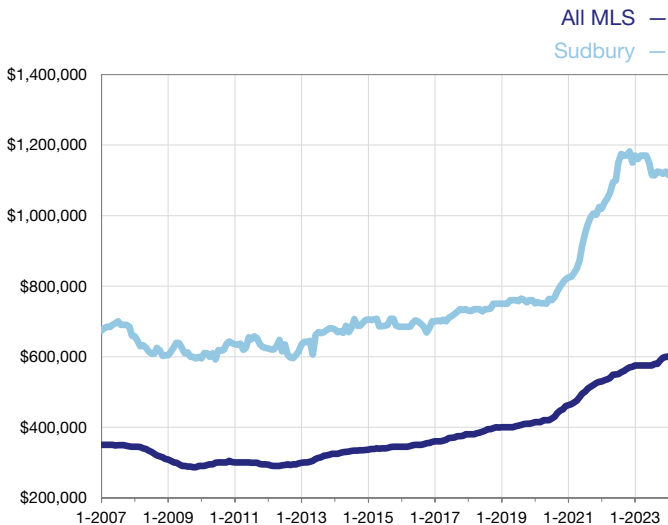
Condominium Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	11	8	- 27.3%	18	19	+ 5.6%
Closed Sales	6	3	- 50.0%	18	10	- 44.4%
Median Sales Price*	\$895,980	\$950,000	+ 6.0%	\$844,535	\$898,745	+ 6.4%
Inventory of Homes for Sale	9	5	- 44.4%	--	--	--
Months Supply of Inventory	2.4	1.2	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	62	12	- 80.6%	54	37	- 31.5%
Percent of Original List Price Received*	99.0%	107.6%	+ 8.7%	100.1%	100.7%	+ 0.6%
New Listings	6	5	- 16.7%	31	26	- 16.1%

* 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

