

# Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Sudbury

### Single-Family Properties

Key Metrics	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	12	17	+ 41.7%	121	139	+ 14.9%
Closed Sales	19	14	- 26.3%	116	136	+ 17.2%
Median Sales Price*	\$1,230,000	\$1,294,250	+ 5.2%	\$1,175,000	\$1,250,500	+ 6.4%
Inventory of Homes for Sale	25	21	- 16.0%	--	--	--
Months Supply of Inventory	1.9	1.4	- 26.3%	--	--	--
Cumulative Days on Market Until Sale	23	34	+ 47.8%	27	35	+ 29.6%
Percent of Original List Price Received*	104.5%	100.3%	- 4.0%	102.6%	102.1%	- 0.5%
New Listings	10	12	+ 20.0%	140	161	+ 15.0%

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

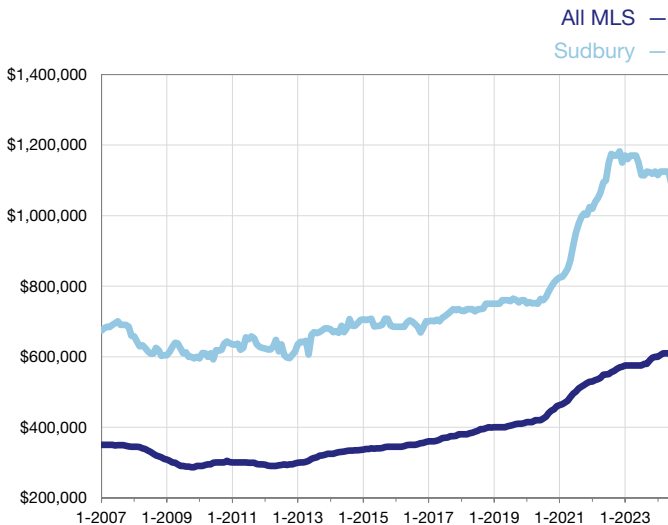
### Condominium Properties

Key Metrics	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	5	6	+ 20.0%	39	39	0.0%
Closed Sales	7	3	- 57.1%	41	34	- 17.1%
Median Sales Price*	\$810,000	\$515,000	- 36.4%	\$839,995	\$891,820	+ 6.2%
Inventory of Homes for Sale	10	2	- 80.0%	--	--	--
Months Supply of Inventory	2.0	0.5	- 75.0%	--	--	--
Cumulative Days on Market Until Sale	76	46	- 39.5%	55	36	- 34.5%
Percent of Original List Price Received*	98.3%	98.1%	- 0.2%	99.9%	99.6%	- 0.3%
New Listings	4	2	- 50.0%	63	49	- 22.2%

\* 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

