

# Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Sudbury

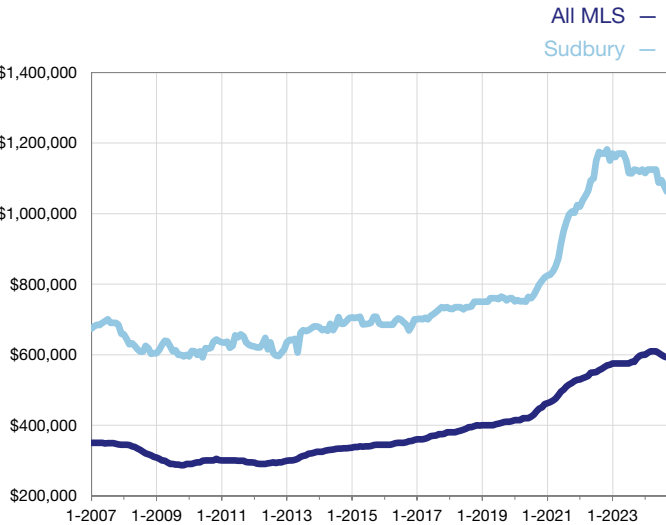
Single-Family Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	11	21	+ 90.9%	132	156	+ 18.2%
Closed Sales	15	10	- 33.3%	131	146	+ 11.5%
Median Sales Price*	\$1,395,000	\$1,187,500	- 14.9%	\$1,175,000	\$1,250,000	+ 6.4%
Inventory of Homes for Sale	29	31	+ 6.9%	--	--	--
Months Supply of Inventory	2.2	2.0	- 9.1%	--	--	--
Cumulative Days on Market Until Sale	70	48	- 31.4%	32	36	+ 12.5%
Percent of Original List Price Received*	99.1%	93.9%	- 5.2%	102.2%	101.5%	- 0.7%
New Listings	18	30	+ 66.7%	158	191	+ 20.9%

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

Condominium Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	3	2	- 33.3%	42	41	- 2.4%
Closed Sales	6	3	- 50.0%	47	37	- 21.3%
Median Sales Price*	\$899,998	\$951,345	+ 5.7%	\$849,995	\$894,995	+ 5.3%
Inventory of Homes for Sale	6	4	- 33.3%	--	--	--
Months Supply of Inventory	1.2	1.0	- 16.7%	--	--	--
Cumulative Days on Market Until Sale	37	29	- 21.6%	53	35	- 34.0%
Percent of Original List Price Received*	95.8%	101.0%	+ 5.4%	99.3%	99.7%	+ 0.4%
New Listings	3	4	+ 33.3%	66	53	- 19.7%

\* 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

