

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sudbury

Single-Family Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	9	21	+ 133.3%	141	172	+ 22.0%
Closed Sales	10	10	0.0%	141	156	+ 10.6%
Median Sales Price*	\$897,501	\$935,000	+ 4.2%	\$1,150,000	\$1,237,000	+ 7.6%
Inventory of Homes for Sale	30	21	- 30.0%	--	--	--
Months Supply of Inventory	2.3	1.3	- 43.5%	--	--	--
Cumulative Days on Market Until Sale	45	27	- 40.0%	33	35	+ 6.1%
Percent of Original List Price Received*	95.2%	99.1%	+ 4.1%	101.7%	101.4%	- 0.3%
New Listings	13	12	- 7.7%	171	203	+ 18.7%

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

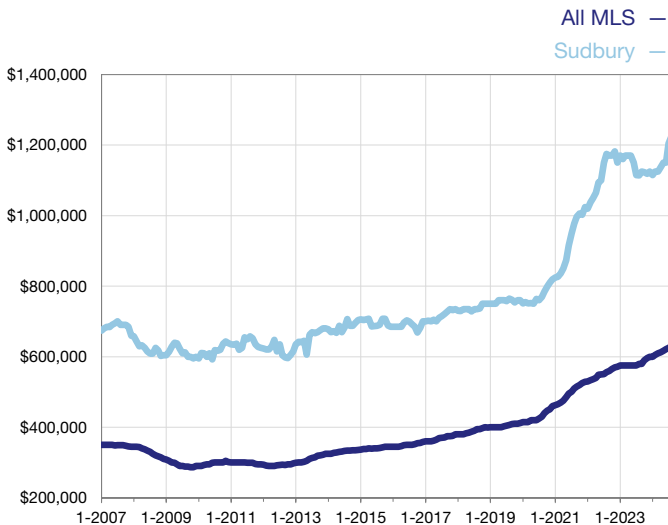
Condominium Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	5	0	- 100.0%	47	41	- 12.8%
Closed Sales	4	5	+ 25.0%	51	42	- 17.6%
Median Sales Price*	\$829,998	\$1,002,000	+ 20.7%	\$849,995	\$899,997	+ 5.9%
Inventory of Homes for Sale	8	5	- 37.5%	--	--	--
Months Supply of Inventory	1.5	1.3	- 13.3%	--	--	--
Cumulative Days on Market Until Sale	51	30	- 41.2%	53	35	- 34.0%
Percent of Original List Price Received*	99.4%	99.0%	- 0.4%	99.4%	99.6%	+ 0.2%
New Listings	10	2	- 80.0%	76	55	- 27.6%

* 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

