

Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sudbury

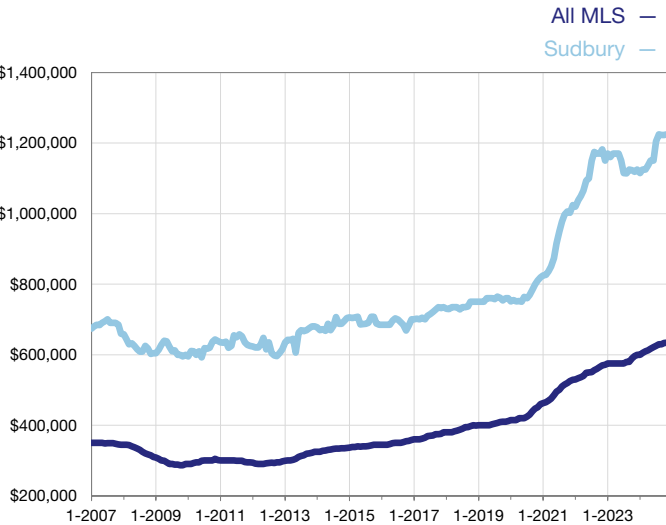
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	12	9	- 25.0%	153	179	+ 17.0%
Closed Sales	7	14	+ 100.0%	148	170	+ 14.9%
Median Sales Price*	\$1,050,000	\$1,196,000	+ 13.9%	\$1,140,000	\$1,237,000	+ 8.5%
Inventory of Homes for Sale	28	16	- 42.9%	--	--	--
Months Supply of Inventory	2.1	1.0	- 52.4%	--	--	--
Cumulative Days on Market Until Sale	56	41	- 26.8%	34	36	+ 5.9%
Percent of Original List Price Received*	98.4%	96.2%	- 2.2%	101.5%	100.9%	- 0.6%
New Listings	11	7	- 36.4%	182	210	+ 15.4%

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

Condominium Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	0	- 100.0%	48	41	- 14.6%
Closed Sales	2	1	- 50.0%	53	43	- 18.9%
Median Sales Price*	\$633,780	\$1,010,000	+ 59.4%	\$849,070	\$899,999	+ 6.0%
Inventory of Homes for Sale	8	3	- 62.5%	--	--	--
Months Supply of Inventory	1.5	0.7	- 53.3%	--	--	--
Cumulative Days on Market Until Sale	45	7	- 84.4%	52	34	- 34.6%
Percent of Original List Price Received*	99.1%	101.5%	+ 2.4%	99.3%	99.7%	+ 0.4%
New Listings	2	0	- 100.0%	78	55	- 29.5%

* 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

