

# Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Sudbury

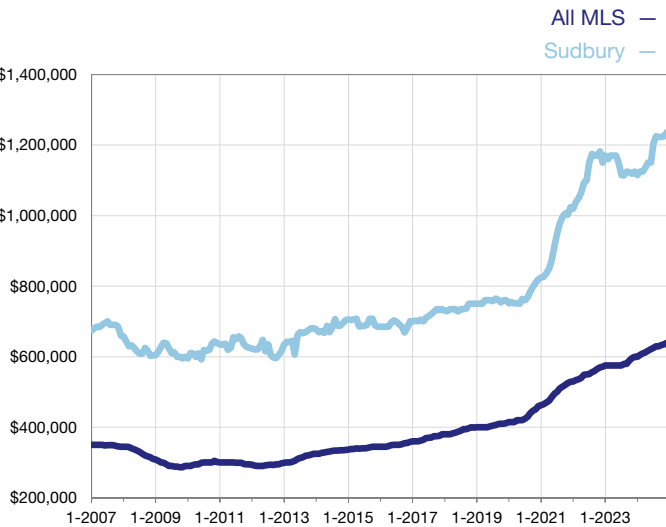
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	10	10	0.0%	163	188	+ 15.3%
Closed Sales	13	14	+ 7.7%	161	184	+ 14.3%
Median Sales Price*	\$975,000	\$1,257,000	+ 28.9%	\$1,125,000	\$1,237,000	+ 10.0%
Inventory of Homes for Sale	14	6	- 57.1%	--	--	--
Months Supply of Inventory	1.0	0.4	- 60.0%	--	--	--
Cumulative Days on Market Until Sale	36	62	+ 72.2%	34	38	+ 11.8%
Percent of Original List Price Received*	98.1%	97.4%	- 0.7%	101.2%	100.7%	- 0.5%
New Listings	2	0	- 100.0%	184	210	+ 14.1%

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

Condominium Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	2	1	- 50.0%	50	42	- 16.0%
Closed Sales	3	0	- 100.0%	56	43	- 23.2%
Median Sales Price*	\$730,000	\$0	- 100.0%	\$839,998	\$899,999	+ 7.1%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	0.6	0.5	- 16.7%	--	--	--
Cumulative Days on Market Until Sale	26	0	- 100.0%	51	34	- 33.3%
Percent of Original List Price Received*	99.1%	0.0%	- 100.0%	99.3%	99.7%	+ 0.4%
New Listings	3	1	- 66.7%	81	56	- 30.9%

\* 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

