

Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sudbury

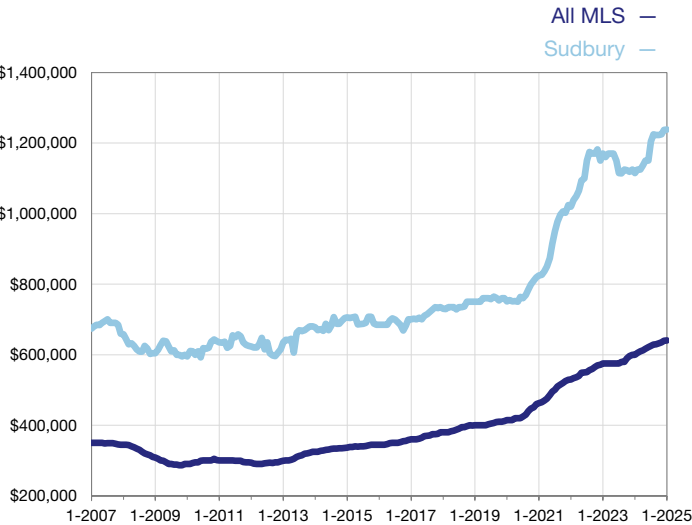
Single-Family Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	8	4	- 50.0%	8	4	- 50.0%
Closed Sales	5	10	+ 100.0%	5	10	+ 100.0%
Median Sales Price*	\$758,000	\$1,025,000	+ 35.2%	\$758,000	\$1,025,000	+ 35.2%
Inventory of Homes for Sale	21	14	- 33.3%	--	--	--
Months Supply of Inventory	1.5	0.9	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	30	50	+ 66.7%	30	50	+ 66.7%
Percent of Original List Price Received*	99.5%	97.2%	- 2.3%	99.5%	97.2%	- 2.3%
New Listings	17	11	- 35.3%	17	11	- 35.3%

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

Condominium Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	1	1	0.0%	1	1	0.0%
Closed Sales	3	2	- 33.3%	3	2	- 33.3%
Median Sales Price*	\$467,600	\$1,112,497	+ 137.9%	\$467,600	\$1,112,497	+ 137.9%
Inventory of Homes for Sale	6	4	- 33.3%	--	--	--
Months Supply of Inventory	1.5	1.2	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	42	46	+ 9.5%	42	46	+ 9.5%
Percent of Original List Price Received*	97.0%	98.0%	+ 1.0%	97.0%	98.0%	+ 1.0%
New Listings	4	3	- 25.0%	4	3	- 25.0%

* 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

