

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sudbury

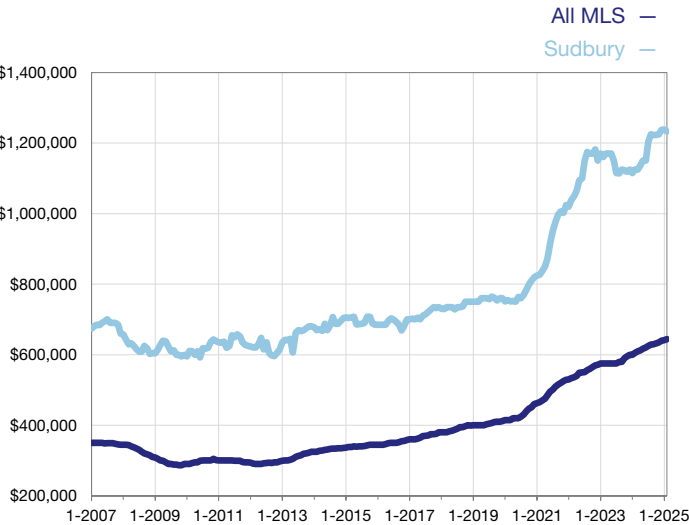
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	17	16	- 5.9%	25	18	- 28.0%
Closed Sales	13	6	- 53.8%	18	16	- 11.1%
Median Sales Price*	\$1,465,000	\$1,145,000	- 21.8%	\$1,249,500	\$1,070,000	- 14.4%
Inventory of Homes for Sale	22	18	- 18.2%	--	--	--
Months Supply of Inventory	1.6	1.2	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	67	103	+ 53.7%	57	70	+ 22.8%
Percent of Original List Price Received*	97.1%	92.1%	- 5.1%	97.7%	95.3%	- 2.5%
New Listings	18	21	+ 16.7%	35	32	- 8.6%

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

Condominium Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	2	1	- 50.0%	3	2	- 33.3%
Closed Sales	1	0	- 100.0%	4	2	- 50.0%
Median Sales Price*	\$908,095	\$0	- 100.0%	\$678,123	\$1,112,497	+ 64.1%
Inventory of Homes for Sale	7	4	- 42.9%	--	--	--
Months Supply of Inventory	1.7	0.9	- 47.1%	--	--	--
Cumulative Days on Market Until Sale	6	0	- 100.0%	33	46	+ 39.4%
Percent of Original List Price Received*	99.5%	0.0%	- 100.0%	97.6%	98.0%	+ 0.4%
New Listings	5	1	- 80.0%	9	4	- 55.6%

* 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

