

Sudbury

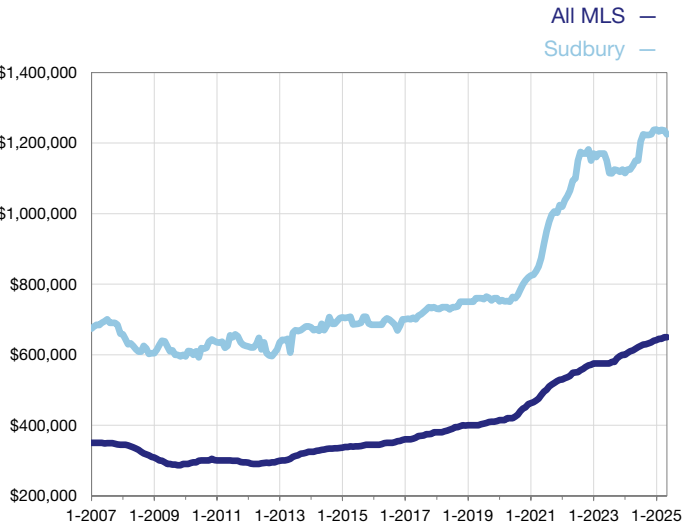
Single-Family Properties	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	29	22	- 24.1%	87	86	- 1.1%
Closed Sales	17	14	- 17.6%	66	59	- 10.6%
Median Sales Price*	\$1,265,000	\$1,150,000	- 9.1%	\$1,244,500	\$1,115,000	- 10.4%
Inventory of Homes for Sale	32	36	+ 12.5%	--	--	--
Months Supply of Inventory	2.2	2.3	+ 4.5%	--	--	--
Cumulative Days on Market Until Sale	24	13	- 45.8%	41	34	- 17.1%
Percent of Original List Price Received*	105.3%	101.8%	- 3.3%	102.9%	100.3%	- 2.5%
New Listings	35	24	- 31.4%	113	123	+ 8.8%

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

Condominium Properties	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	1	4	+ 300.0%	20	13	- 35.0%
Closed Sales	5	4	- 20.0%	16	10	- 37.5%
Median Sales Price*	\$454,999	\$920,000	+ 102.2%	\$891,820	\$925,000	+ 3.7%
Inventory of Homes for Sale	14	4	- 71.4%	--	--	--
Months Supply of Inventory	3.4	1.1	- 67.6%	--	--	--
Cumulative Days on Market Until Sale	38	19	- 50.0%	39	39	0.0%
Percent of Original List Price Received*	100.2%	100.0%	- 0.2%	100.2%	97.5%	- 2.7%
New Listings	9	3	- 66.7%	35	15	- 57.1%

* 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

