

Sudbury

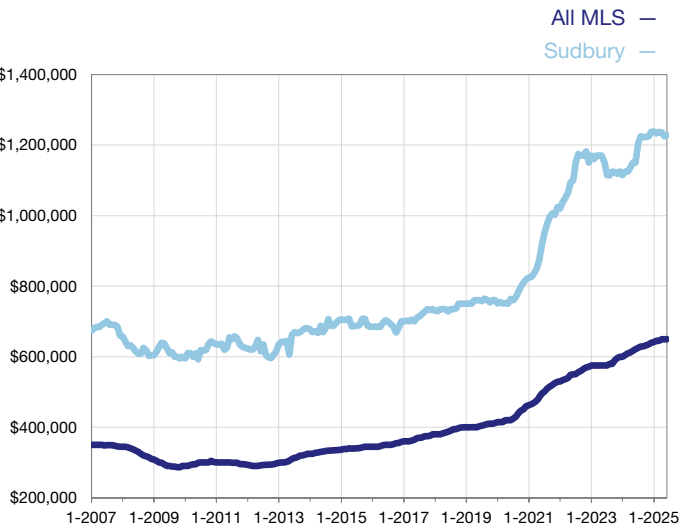
Single-Family Properties	June			Year to Date		
	2024	2025	+ / –	2024	2025	+ / –
Key Metrics						
Pending Sales	21	27	+ 28.6%	108	107	- 0.9%
Closed Sales	21	31	+ 47.6%	87	90	+ 3.4%
Median Sales Price*	\$1,235,000	\$1,425,000	+ 15.4%	\$1,239,000	\$1,243,000	+ 0.3%
Inventory of Homes for Sale	31	35	+ 12.9%	--	--	--
Months Supply of Inventory	2.2	2.3	+ 4.5%	--	--	--
Cumulative Days on Market Until Sale	30	28	- 6.7%	38	32	- 15.8%
Percent of Original List Price Received*	103.8%	100.6%	- 3.1%	103.1%	100.4%	- 2.6%
New Listings	22	25	+ 13.6%	135	147	+ 8.9%

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

Condominium Properties	June			Year to Date		
	2024	2025	+ / –	2024	2025	+ / –
Key Metrics						
Pending Sales	6	4	- 33.3%	26	17	- 34.6%
Closed Sales	4	4	0.0%	20	14	- 30.0%
Median Sales Price*	\$987,248	\$681,250	- 31.0%	\$898,745	\$915,000	+ 1.8%
Inventory of Homes for Sale	9	4	- 55.6%	--	--	--
Months Supply of Inventory	2.1	1.1	- 47.6%	--	--	--
Cumulative Days on Market Until Sale	41	65	+ 58.5%	39	46	+ 17.9%
Percent of Original List Price Received*	102.8%	95.4%	- 7.2%	100.7%	96.9%	- 3.8%
New Listings	6	4	- 33.3%	41	19	- 53.7%

* 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

