

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sudbury

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	9	9	0.0%	186	196	+ 5.4%
Closed Sales	14	14	0.0%	184	198	+ 7.6%
Median Sales Price*	\$1,257,000	\$1,092,500	- 13.1%	\$1,237,000	\$1,250,000	+ 1.1%
Inventory of Homes for Sale	12	7	- 41.7%	--	--	--
Months Supply of Inventory	0.8	0.4	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	62	54	- 12.9%	38	41	+ 7.9%
Percent of Original List Price Received*	97.4%	98.6%	+ 1.2%	100.7%	98.4%	- 2.3%
New Listings	0	4	--	209	233	+ 11.5%

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

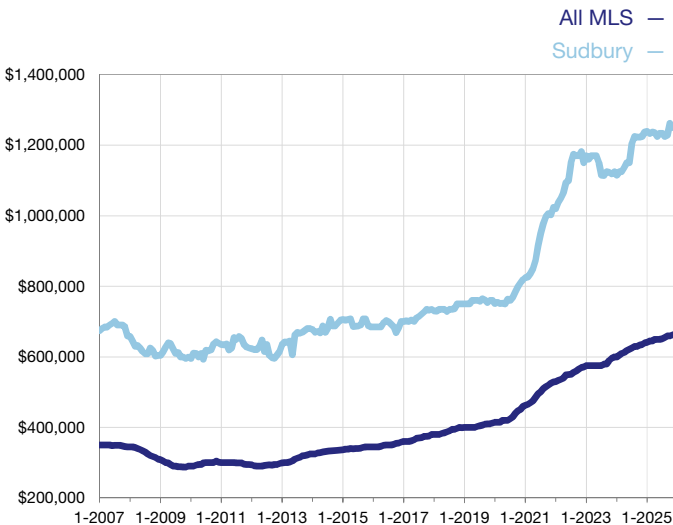
Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	0	1	--	41	28	- 31.7%
Closed Sales	0	2	--	43	28	- 34.9%
Median Sales Price*	\$0	\$912,000	--	\$899,999	\$912,500	+ 1.4%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	0.7	0.4	- 42.9%	--	--	--
Cumulative Days on Market Until Sale	0	9	--	34	42	+ 23.5%
Percent of Original List Price Received*	0.0%	96.8%	--	99.7%	96.7%	- 3.0%
New Listings	1	2	+ 100.0%	56	30	- 46.4%

* 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

