Local Market Update – January 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Sudbury

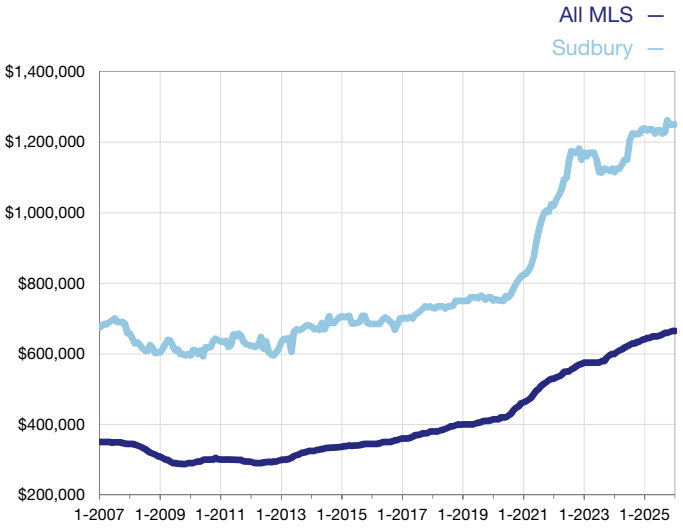
Single-Family Properties	January			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	2	**6**	+ 200.0%	2	**6**	+ 200.0%
Closed Sales	10	**12**	+ 20.0%	10	**12**	+ 20.0%
Median Sales Price*	$1,025,000	**$1,180,000**	+ 15.1%	$1,025,000	**$1,180,000**	+ 15.1%
Inventory of Homes for Sale	21	**13**	- 38.1%	--	--	--
Months Supply of Inventory	1.4	**0.8**	- 42.9%	--	--	--
Cumulative Days on Market Until Sale	50	**91**	+ 82.0%	50	**91**	+ 82.0%
Percent of Original List Price Received*	97.2%	**94.0%**	- 3.3%	97.2%	**94.0%**	- 3.3%
New Listings	11	**12**	+ 9.1%	11	**12**	+ 9.1%

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

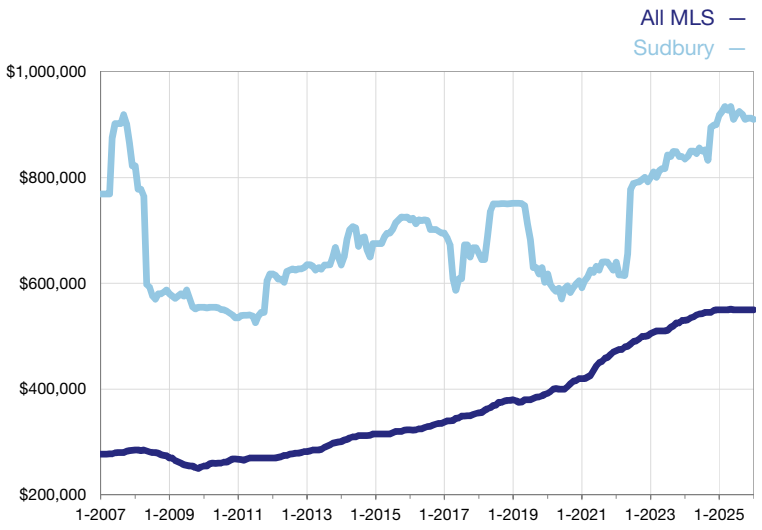
Condominium Properties	January			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	1	**0**	- 100.0%	1	**0**	- 100.0%
Closed Sales	2	**1**	- 50.0%	2	**1**	- 50.0%
Median Sales Price*	$1,112,497	**$985,000**	- 11.5%	$1,112,497	**$985,000**	- 11.5%
Inventory of Homes for Sale	4	**3**	- 25.0%	--	--	--
Months Supply of Inventory	0.9	**1.2**	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	46	**80**	+ 73.9%	46	**80**	+ 73.9%
Percent of Original List Price Received*	98.0%	**98.6%**	+ 0.6%	98.0%	**98.6%**	+ 0.6%
New Listings	3	**2**	- 33.3%	3	**2**	- 33.3%

* 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



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