

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sudbury

Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	14	12	- 14.3%	16	15	- 6.3%
Closed Sales	6	4	- 33.3%	16	16	0.0%
Median Sales Price*	\$1,145,000	\$1,252,500	+ 9.4%	\$1,070,000	\$1,180,000	+ 10.3%
Inventory of Homes for Sale	24	13	- 45.8%	--	--	--
Months Supply of Inventory	1.6	0.8	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	103	132	+ 28.2%	70	101	+ 44.3%
Percent of Original List Price Received*	92.1%	93.3%	+ 1.3%	95.3%	93.8%	- 1.6%
New Listings	21	11	- 47.6%	32	22	- 31.3%

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

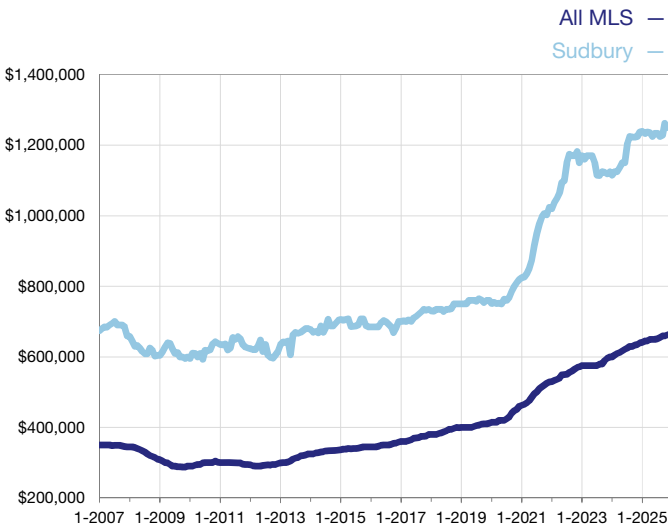
Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	1	5	+ 400.0%	2	5	+ 150.0%
Closed Sales	0	0	--	2	1	- 50.0%
Median Sales Price*	\$0	\$0	--	\$1,112,497	\$985,000	- 11.5%
Inventory of Homes for Sale	4	1	- 75.0%	--	--	--
Months Supply of Inventory	0.9	0.4	- 55.6%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	46	80	+ 73.9%
Percent of Original List Price Received*	0.0%	0.0%	--	98.0%	98.6%	+ 0.6%
New Listings	1	3	+ 200.0%	4	5	+ 25.0%

* 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

