

Local Market Update – March 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sudbury

Single-Family Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	21	16	- 23.8%	37	28	- 24.3%
Closed Sales	12	8	- 33.3%	28	25	- 10.7%
Median Sales Price*	\$1,204,500	\$1,192,500	- 1.0%	\$1,132,000	\$1,160,000	+ 2.5%
Inventory of Homes for Sale	30	28	- 6.7%	--	--	--
Months Supply of Inventory	2.0	1.8	- 10.0%	--	--	--
Cumulative Days on Market Until Sale	37	84	+ 127.0%	56	97	+ 73.2%
Percent of Original List Price Received*	101.3%	100.0%	- 1.3%	97.9%	95.7%	- 2.2%
New Listings	29	30	+ 3.4%	61	52	- 14.8%

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

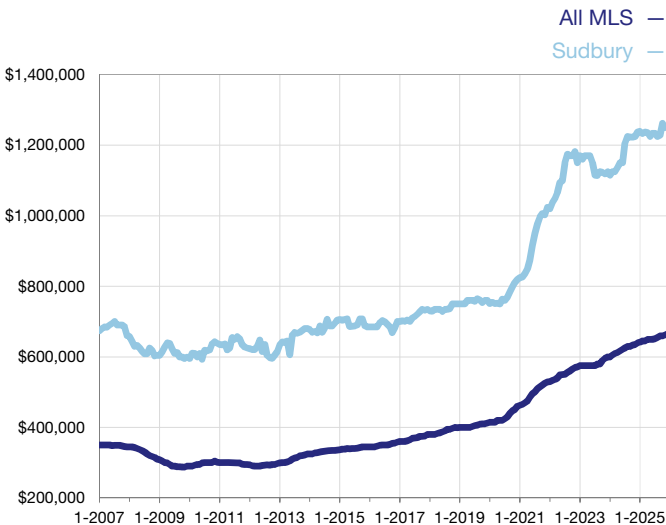
Condominium Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	4	2	- 50.0%	6	7	+ 16.7%
Closed Sales	2	3	+ 50.0%	4	4	0.0%
Median Sales Price*	\$798,563	\$815,000	+ 2.1%	\$1,040,000	\$900,000	- 13.5%
Inventory of Homes for Sale	4	3	- 25.0%	--	--	--
Months Supply of Inventory	1.0	1.1	+ 10.0%	--	--	--
Cumulative Days on Market Until Sale	61	66	+ 8.2%	53	70	+ 32.1%
Percent of Original List Price Received*	93.9%	98.5%	+ 4.9%	96.0%	98.5%	+ 2.6%
New Listings	4	5	+ 25.0%	8	10	+ 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

