

Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sudbury

Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	25	35	+ 40.0%	62	58	- 6.5%
Closed Sales	17	7	- 58.8%	45	32	- 28.9%
Median Sales Price*	\$1,100,000	\$1,200,000	+ 9.1%	\$1,115,000	\$1,180,000	+ 5.8%
Inventory of Homes for Sale	39	33	- 15.4%	--	--	--
Months Supply of Inventory	2.5	2.1	- 16.0%	--	--	--
Cumulative Days on Market Until Sale	17	21	+ 23.5%	41	80	+ 95.1%
Percent of Original List Price Received*	103.2%	101.4%	- 1.7%	99.9%	97.0%	- 2.9%
New Listings	36	40	+ 11.1%	97	91	- 6.2%

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

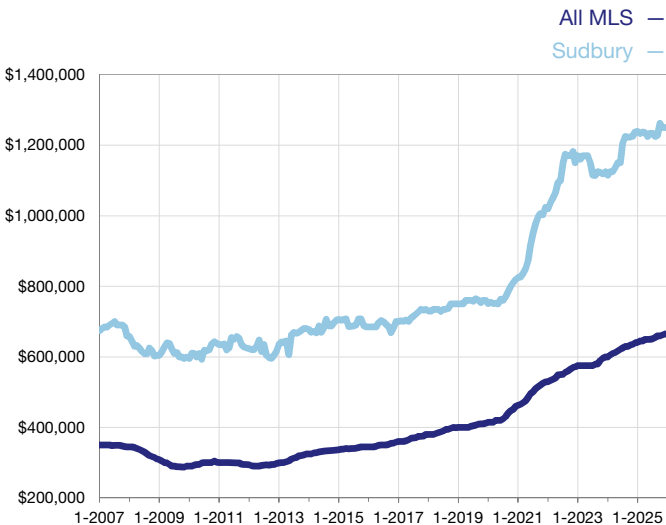
Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	3	3	0.0%	9	10	+ 11.1%
Closed Sales	2	5	+ 150.0%	6	9	+ 50.0%
Median Sales Price*	\$659,950	\$1,000,000	+ 51.5%	\$960,000	\$985,000	+ 2.6%
Inventory of Homes for Sale	5	6	+ 20.0%	--	--	--
Months Supply of Inventory	1.5	2.3	+ 53.3%	--	--	--
Cumulative Days on Market Until Sale	50	20	- 60.0%	52	42	- 19.2%
Percent of Original List Price Received*	95.5%	96.5%	+ 1.0%	95.8%	97.4%	+ 1.7%
New Listings	4	6	+ 50.0%	12	16	+ 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

