

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sudbury

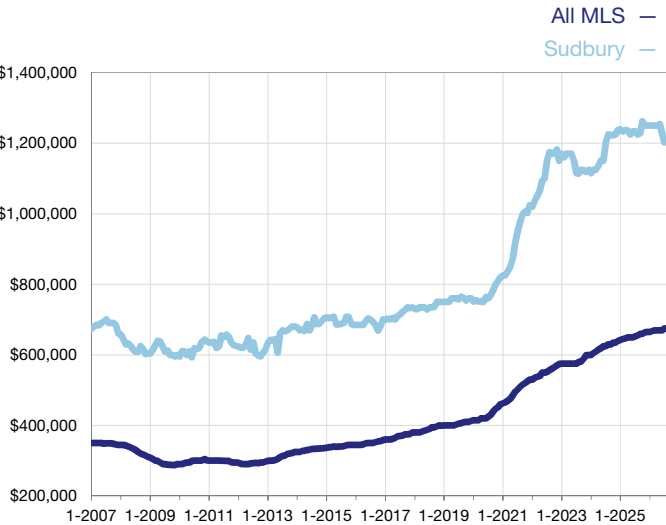
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	13	14	+ 7.7%	130	138	+ 6.2%
Closed Sales	21	25	+ 19.0%	131	137	+ 4.6%
Median Sales Price*	\$1,116,138	\$1,237,000	+ 10.8%	\$1,250,000	\$1,205,000	- 3.6%
Inventory of Homes for Sale	35	34	- 2.9%	--	--	--
Months Supply of Inventory	2.3	2.0	- 13.0%	--	--	--
Cumulative Days on Market Until Sale	43	32	- 25.6%	35	41	+ 17.1%
Percent of Original List Price Received*	96.1%	98.8%	+ 2.8%	99.3%	99.8%	+ 0.5%
New Listings	15	14	- 6.7%	175	188	+ 7.4%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	3	2	- 33.3%	21	17	- 19.0%
Closed Sales	1	3	+ 200.0%	19	16	- 15.8%
Median Sales Price*	\$875,000	\$1,082,515	+ 23.7%	\$910,000	\$992,500	+ 9.1%
Inventory of Homes for Sale	2	6	+ 200.0%	--	--	--
Months Supply of Inventory	0.8	2.8	+ 250.0%	--	--	--
Cumulative Days on Market Until Sale	23	68	+ 195.7%	45	42	- 6.7%
Percent of Original List Price Received*	97.3%	97.1%	- 0.2%	97.0%	97.8%	+ 0.8%
New Listings	1	2	+ 100.0%	21	30	+ 42.9%

* 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

