

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sudbury

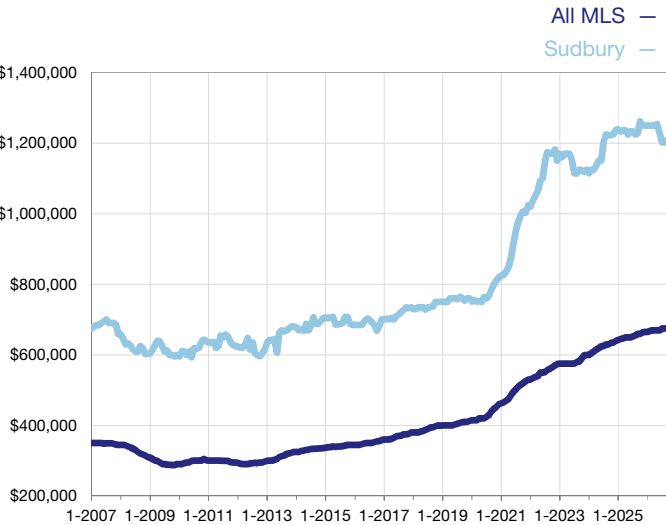
Single-Family Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	20	12	- 40.0%	150	148	- 1.3%
Closed Sales	17	10	- 41.2%	148	147	- 0.7%
Median Sales Price*	\$1,275,000	\$1,077,500	- 15.5%	\$1,250,000	\$1,200,000	- 4.0%
Inventory of Homes for Sale	38	40	+ 5.3%	--	--	--
Months Supply of Inventory	2.5	2.5	0.0%	--	--	--
Cumulative Days on Market Until Sale	69	33	- 52.2%	39	41	+ 5.1%
Percent of Original List Price Received*	93.2%	98.1%	+ 5.3%	98.6%	99.7%	+ 1.1%
New Listings	28	24	- 14.3%	203	212	+ 4.4%

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

Condominium Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	4	4	0.0%	25	21	- 16.0%
Closed Sales	4	4	0.0%	23	20	- 13.0%
Median Sales Price*	\$832,500	\$867,500	+ 4.2%	\$910,000	\$955,000	+ 4.9%
Inventory of Homes for Sale	2	6	+ 200.0%	--	--	--
Months Supply of Inventory	0.7	2.8	+ 300.0%	--	--	--
Cumulative Days on Market Until Sale	57	61	+ 7.0%	47	46	- 2.1%
Percent of Original List Price Received*	94.9%	97.0%	+ 2.2%	96.6%	97.7%	+ 1.1%
New Listings	5	3	- 40.0%	26	33	+ 26.9%

* 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

