Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Sudbury

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	21	**16**	- 23.8%	171	**162**	- 5.3%
Closed Sales	16	**11**	- 31.3%	164	**158**	- 3.7%
Median Sales Price*	$1,345,000	**$1,250,000**	- 7.1%	$1,262,500	**$1,200,000**	- 5.0%
Inventory of Homes for Sale	36	**40**	+ 11.1%	--	--	--
Months Supply of Inventory	2.3	**2.6**	+ 13.0%	--	--	--
Cumulative Days on Market Until Sale	43	**47**	+ 9.3%	39	**41**	+ 5.1%
Percent of Original List Price Received*	96.2%	**97.9%**	+ 1.8%	98.4%	**99.6%**	+ 1.2%
New Listings	19	**15**	- 21.1%	222	**227**	+ 2.3%

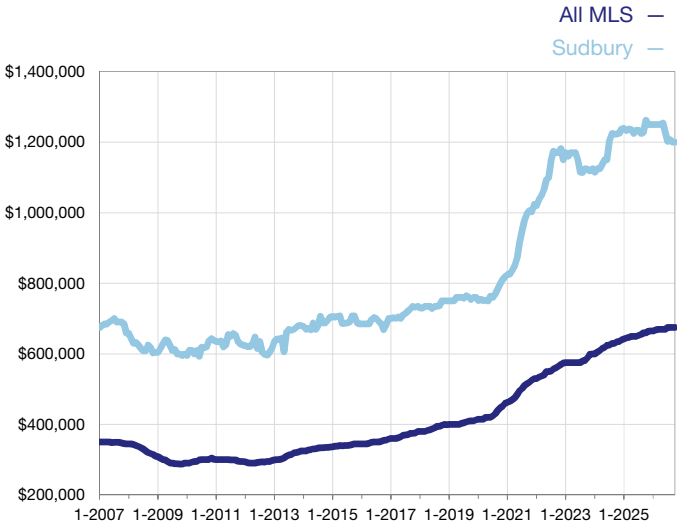
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

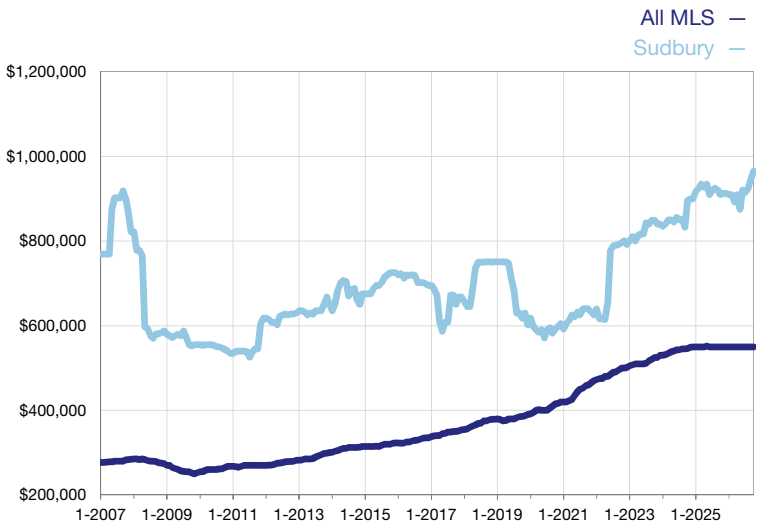
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	1	**2**	+ 100.0%	26	**22**	- 15.4%
Closed Sales	1	**1**	0.0%	24	**21**	- 12.5%
Median Sales Price*	$775,000	**$1,100,000**	+ 41.9%	$892,500	**$965,000**	+ 8.1%
Inventory of Homes for Sale	3	**6**	+ 100.0%	--	--	--
Months Supply of Inventory	1.2	**2.8**	+ 133.3%	--	--	--
Cumulative Days on Market Until Sale	26	**14**	- 46.2%	46	**44**	- 4.3%
Percent of Original List Price Received*	97.0%	**101.4%**	+ 4.5%	96.6%	**97.8%**	+ 1.2%
New Listings	2	**2**	0.0%	28	**35**	+ 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



MASSACHUSETTS ASSOCIATION OF REALTORS®

All data from the Berkshire County MLS, Cape Cod & Islands Association of REALTORS®, Inc. and MLS Property Information Network, Inc. | Provided by MAR. | Copyright ShowingTime Plus, LLC.