

Sudbury, MA Real Estate Market Review

2023 vs. 2022 Per Quarter

Prepared by Ryan Cook on Wednesday, April 05, 2023

Single Family

Listing Inventory	Q1			Q2			Q3			Q4		
	2022	2023	Var.	2022	2023*	Var.	2022	2023*	Var.	2022	2023*	Var.
Listing Units	19	18	-1	31	17	-14	27	0	-27	12	0	-12
Avg. Days on Market	156	207	51	137	315	178	199	0	-199	254	0	-254
Avg. List Price	\$2,345,763.11	\$2,491,333.33	\$145,570.22	\$2,057,957.87	\$2,583,288.24	\$525,330.37	\$2,215,251.81	\$0.00	-\$2,215,251.81	\$2,391,716.67	\$0.00	-\$2,391,716.67
Avg. List \$ / SqFt	\$450.50	\$451.54	\$1.04	\$412.36	\$456.82	\$44.46	\$446.86	\$0.00	-\$446.86	\$469.33	\$0.00	-\$469.33
Approx. Absorption Rate	111.84%	107.87%	-3.97%	71.24%	75.00%	3.76%	82.72%	0.00%	-82.72%	167.36%	0.00%	-167.36%
Approx. Months Supply of Inventory	0.89	0.93	0.04	1.40	1.33	-0.07	1.21	0.00	-1.21	0.60	0.00	-0.60
Listed (Per Quarter)	Q1			Q2			Q3			Q4		
	2022	2023	Var.	2022	2023*	Var.	2022	2023*	Var.	2022	2023*	Var.
Listing Units (Taken)	83	50	-33	113	1	-112	70	0	-70	26	0	-26
Avg. Original List Price	\$1,390,708.42	\$1,461,832.00	\$71,123.58	\$1,269,482.30	\$2,395,000.00	\$1,125,517.70	\$1,305,750.00	\$0.00	-\$1,305,750.00	\$1,210,938.46	\$0.00	-\$1,210,938.46
Avg. Original List \$ / SqFt	\$358.12	\$371.13	\$13.01	\$357.29	\$329.44	-\$27.85	\$386.77	\$0.00	-\$386.77	\$367.80	\$0.00	-\$367.80
Listed & Price Changed (Per Quarter)	Q1			Q2			Q3			Q4		
	2022	2023	Var.	2022	2023*	Var.	2022	2023*	Var.	2022	2023*	Var.
Listing Units (Price Changed)	3	4	1	14	0	-14	20	0	-20	1	0	-1
Avg. Original List Price	\$1,554,666.67	\$1,168,225.00	-\$386,441.67	\$1,695,971.43	\$0.00	-\$1,695,971.43	\$1,190,485.00	\$0.00	-\$1,190,485.00	\$1,099,000.00	\$0.00	-\$1,099,000.00
Avg. Original List \$ / SqFt	\$429.57	\$405.21	-\$24.36	\$390.17	\$0.00	-\$390.17	\$396.77	\$0.00	-\$396.77	\$339.62	\$0.00	-\$339.62
Went Pending (Per Quarter)	Q1			Q2			Q3			Q4		
	2022	2023	Var.	2022	2023*	Var.	2022	2023*	Var.	2022	2023*	Var.
Listing Units (Went Pending)	72	42	-30	93	3	-90	65	0	-65	23	0	-23
Avg. List Price	\$1,238,588.83	\$1,279,154.74	\$40,565.91	\$1,230,597.85	\$1,254,333.33	\$23,735.48	\$1,178,413.85	\$0.00	-\$1,178,413.85	\$1,068,121.74	\$0.00	-\$1,068,121.74
Avg. List \$ / SqFt	\$338.61	\$354.31	\$15.70	\$349.91	\$335.97	-\$13.94	\$374.05	\$0.00	-\$374.05	\$373.00	\$0.00	-\$373.00
Avg. Days to Offer	12	18	6	10	5	-5	22	0	-22	24	0	-24

Sudbury, MA Real Estate Market Review

2023 vs. 2022 Per Quarter

Prepared by Ryan Cook on Wednesday, April 05, 2023

Single Family

Sold (Per Quarter)	Q1			Q2			Q3			Q4		
	2022	2023	Var.	2022	2023*	Var.	2022	2023*	Var.	2022	2023*	Var.
Closed Units (Sold)	33	22	-11	84	1	-83	86	0	-86	38	0	-38
Avg. Days on Market	27	50	23	25	9	-16	22	0	-22	42	0	-42
Avg. Days to Offer	17	28	11	11	9	-2	12	0	-12	26	0	-26
Avg. Sale Price	\$1,147,042.42	\$1,250,227.27	\$103,184.85	\$1,392,003.70	\$1,300,000.00	-\$92,003.70	\$1,218,875.00	\$0.00	-\$1,218,875.00	\$1,052,214.47	\$0.00	-\$1,052,214.47
Avg. Sale \$ / SqFt	\$387.18	\$359.03	-\$28.15	\$383.55	\$464.29	\$80.74	\$364.66	\$0.00	-\$364.66	\$362.64	\$0.00	-\$362.64
Avg. List Price	\$1,058,869.58	\$1,246,136.32	\$187,266.74	\$1,258,275.00	\$1,249,000.00	-\$9,275.00	\$1,176,204.65	\$0.00	-\$1,176,204.65	\$1,053,142.11	\$0.00	-\$1,053,142.11
Avg. List \$ / SqFt	\$356.90	\$356.15	-\$0.75	\$342.31	\$446.07	\$103.76	\$351.00	\$0.00	-\$351.00	\$361.85	\$0.00	-\$361.85
Avg. Original List Price	\$1,069,809.06	\$1,269,954.55	\$200,145.49	\$1,268,275.00	\$1,249,000.00	-\$19,275.00	\$1,184,937.21	\$0.00	-\$1,184,937.21	\$1,077,984.21	\$0.00	-\$1,077,984.21
Avg. Original List \$ / SqFt	\$360.96	\$361.01	\$0.05	\$344.21	\$446.07	\$101.86	\$353.10	\$0.00	-\$353.10	\$371.72	\$0.00	-\$371.72
Avg. Sale Price as % of List Price	108.42%	100.96%	-7.46%	112.27%	104.08%	-8.19%	104.07%	0.00%	-104.07%	100.19%	0.00%	-100.19%
Avg. Sale Price as % of Original List Price	107.26%	99.49%	-7.77%	111.91%	104.08%	-7.83%	103.45%	0.00%	-103.45%	97.93%	0.00%	-97.93%
Sold Units - Short Sale	0	0	0	0	0	0	0	0	0	0	0	0
Sold Units - Lender-Owned	0	0	0	0	0	0	0	0	0	0	0	0
12-Month Activity	Q1			Q2			Q3			Q4		
	2022	2023	Var.	2022	2023*	Var.	2022	2023*	Var.	2022	2023*	Var.
Units Listed	299	263	-36	305	148	-157	297	77	-220	292	51	-241
Units Price Changed	39	50	11	37	30	-7	50	7	-43	51	5	-46
Units Went Pending	271	220	-51	267	133	-134	267	69	-198	250	46	-204
Units Sold	255	233	-22	265	153	-112	268	65	-203	241	23	-218

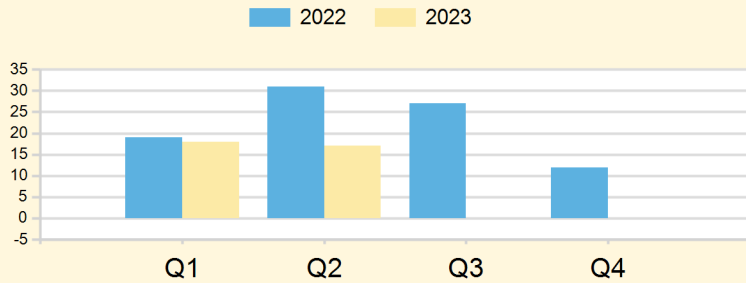
Sudbury, MA Real Estate Market Review

2023 vs. 2022 Per Quarter

Prepared by Ryan Cook on Wednesday, April 05, 2023

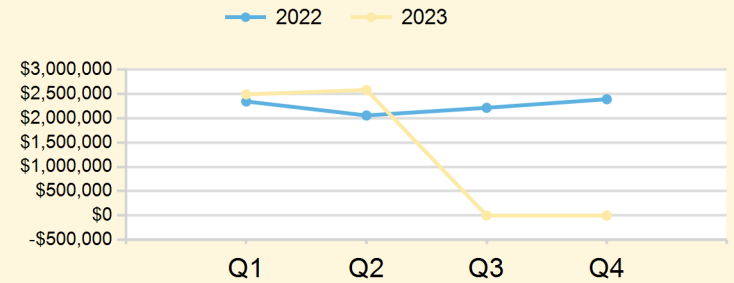
Single Family

Listing Inventory on the Last Day of Each Quarter



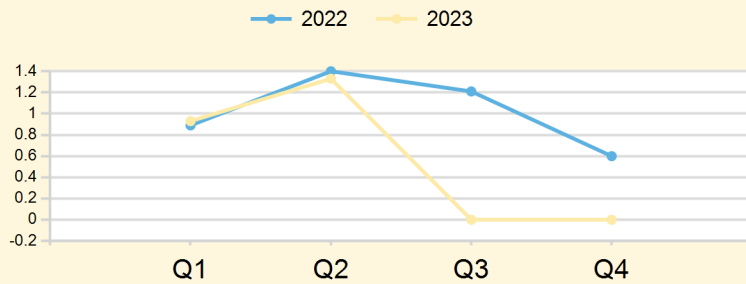
	Q1	Q2	Q3	Q4
2022	19	31	27	12
2023	18	17	0	0

Average List Price on the Last Day of Each Quarter



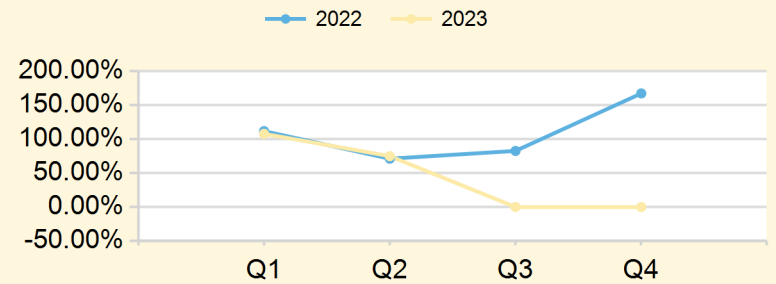
	Q1	Q2	Q3	Q4
2022	\$2,345,763.11	\$2,057,957.87	\$2,215,251.81	\$2,391,716.67
2023	\$2,491,333.33	\$2,583,288.24	\$0.00	\$0.00

Approx. Months supply per Quarter



	Q1	Q2	Q3	Q4
2022	0.89	1.40	1.21	0.60
2023	0.93	1.33	0.00	0.00

Approx. Absorption Rate Per Quarter



	Q1	Q2	Q3	Q4
2022	111.84%	71.24%	82.72%	167.36%
2023	107.87%	75.00%	0.00%	0.00%

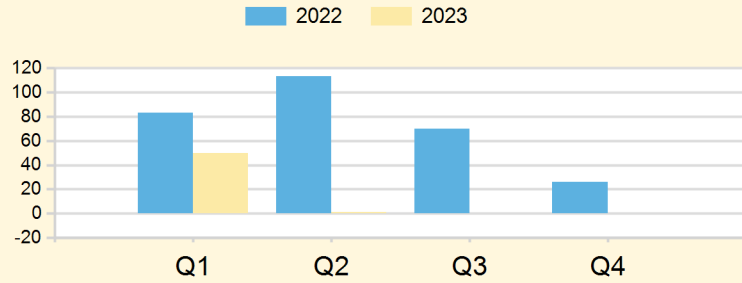
Sudbury, MA Real Estate Market Review

2023 vs. 2022 Per Quarter

Prepared by Ryan Cook on Wednesday, April 05, 2023

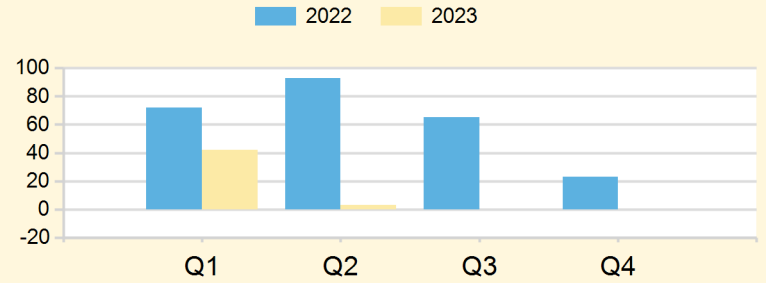
Single Family

Properties Listed During Each Quarter



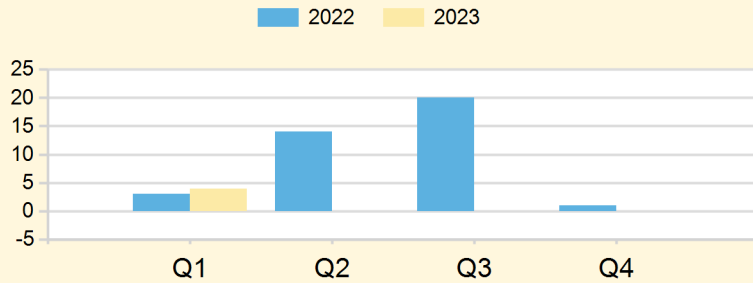
	Q1	Q2	Q3	Q4
2022	83	113	70	26
2023	50	1	0	0

Went Pending During Each Quarter



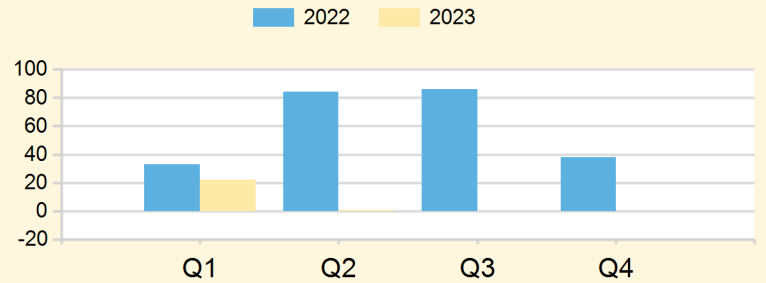
	Q1	Q2	Q3	Q4
2022	72	93	65	23
2023	42	3	0	0

Price Changed During Each Quarter



	Q1	Q2	Q3	Q4
2022	3	14	20	1
2023	4	0	0	0

Sold Listings During Each Quarter



	Q1	Q2	Q3	Q4
2022	33	84	86	38
2023	22	1	0	0

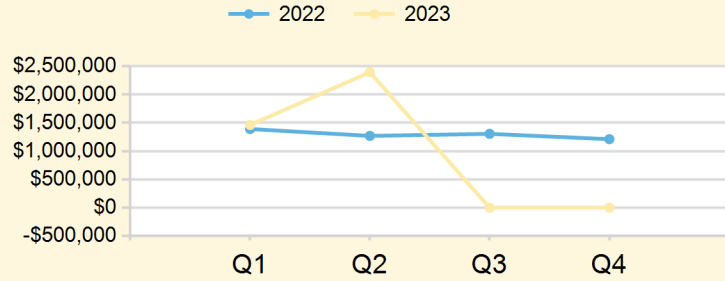
Sudbury, MA Real Estate Market Review

2023 vs. 2022 Per Quarter

Prepared by Ryan Cook on Wednesday, April 05, 2023

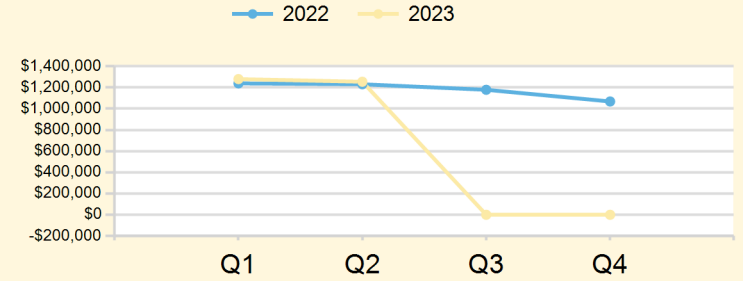
Single Family

Listed Properties - Average List Price For Each Quarter



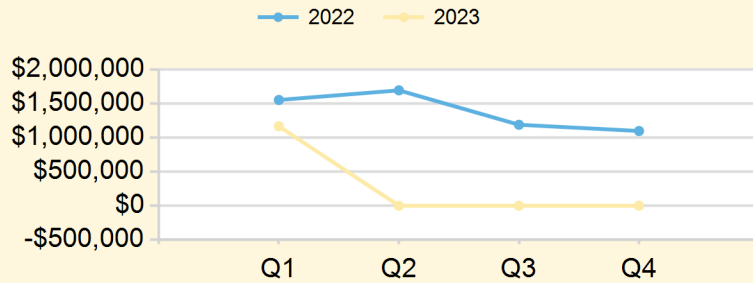
	Q1	Q2	Q3	Q4
2022	\$1,390,708.42	\$1,269,482.30	\$1,305,750.00	\$1,210,938.46
2023	\$1,461,832.00	\$2,395,000.00	\$0.00	\$0.00

Went Pending - Average List Price For Each Quarter



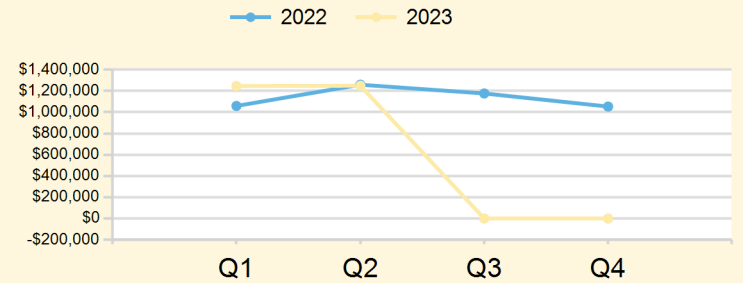
	Q1	Q2	Q3	Q4
2022	\$1,238,588.83	\$1,230,597.85	\$1,178,413.85	\$1,068,121.74
2023	\$1,279,154.74	\$1,254,333.33	\$0.00	\$0.00

Price Changed - Average List Price For Each Quarter



	Q1	Q2	Q3	Q4
2022	\$1,554,666.67	\$1,695,971.43	\$1,190,485.00	\$1,099,000.00
2023	\$1,168,225.00	\$0.00	\$0.00	\$0.00

Sold Listings - Average List Price For Each Quarter



	Q1	Q2	Q3	Q4
2022	\$1,058,869.58	\$1,258,275.00	\$1,176,204.65	\$1,053,142.11
2023	\$1,246,136.32	\$1,249,000.00	\$0.00	\$0.00

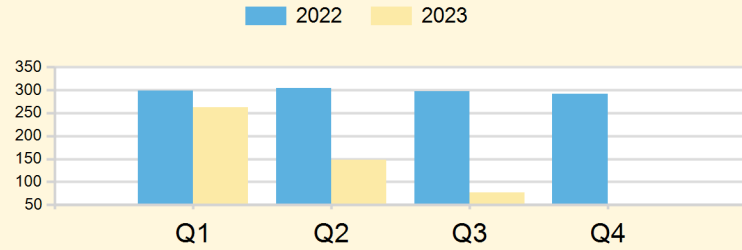
Sudbury, MA Real Estate Market Review

2023 vs. 2022 Per Quarter

Prepared by Ryan Cook on Wednesday, April 05, 2023

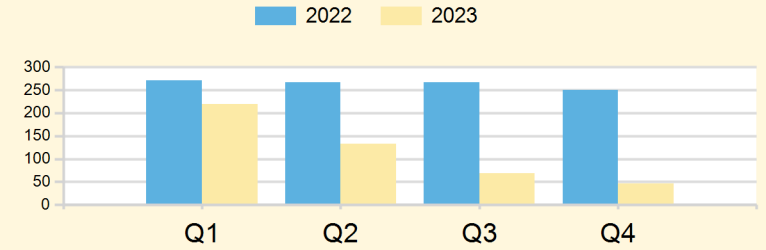
Single Family

Listed Between the Last Day of Each Quarter and 12 Months



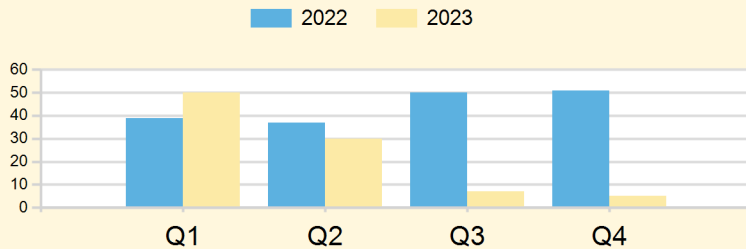
	Q1	Q2	Q3	Q4
2022	299	305	297	292
2023	263	148	77	51

Went Pending Between the Last Day of Each Quarter and 12 Months



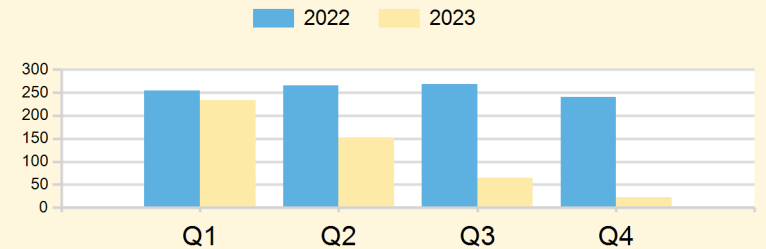
	Q1	Q2	Q3	Q4
2022	271	267	267	250
2023	220	133	69	46

Price Changed Between the Last Day of Each Quarter and 12 Months



	Q1	Q2	Q3	Q4
2022	39	37	50	51
2023	50	30	7	5

Sold Between the Last Day of Each Quarter and 12 Months



	Q1	Q2	Q3	Q4
2022	255	265	268	241
2023	233	153	65	23