

Sudbury, MA Real Estate Market Review

2025 vs. 2024 Per Quarter

Prepared by Ryan Cook on Wednesday, October 01, 2025

Single Family

Listing Inventory	Q1			Q2			Q3			Q4		
	2024	2025	Var.	2024	2025	Var.	2024	2025	Var.	2024	2025*	Var.
Listing Units	9	19	10	18	31	13	29	28	-1	6	28	22
Median Days on Market	37	21	-16	28	55	27	25	53	28	255	145	-110
Median List Price	\$2,800,000.00	\$1,599,000.00	-\$1,201,000.00	\$2,200,000.00	\$1,749,000.00	-\$451,000.00	\$1,925,000.00	\$1,475,000.00	-\$450,000.00	\$2,525,000.00	\$1,475,000.00	-\$1,050,000.00
Median List \$ / SqFt	\$491.23	\$379.21	-\$112.02	\$387.81	\$380.85	-\$6.96	\$407.87	\$409.19	\$1.32	\$464.18	\$409.19	-\$54.99
Approx. Absorption Rate	162.04%	77.19%	-84.85%	79.17%	50.54%	-28.63%	50.57%	55.36%	4.79%	255.56%	43.75%	-211.81%
Approx. Months Supply of Inventory	0.62	1.30	0.68	1.26	1.98	0.72	1.98	1.81	-0.17	0.39	2.29	1.90
Listed (Per Quarter)	Q1			Q2			Q3			Q4		
	2024	2025	Var.	2024	2025	Var.	2024	2025	Var.	2024	2025*	Var.
Listing Units (Taken)	57	64	7	80	89	9	58	59	1	19	0	-19
Median Original List Price	\$1,175,000.00	\$1,224,450.00	\$49,450.00	\$1,310,000.00	\$1,375,000.00	\$65,000.00	\$1,214,500.00	\$1,349,000.00	\$134,500.00	\$975,000.00	\$0.00	-\$975,000.00
Median Original List \$ / SqFt	\$369.75	\$420.69	\$50.94	\$386.45	\$397.26	\$10.81	\$395.14	\$402.89	\$7.75	\$420.73	\$0.00	-\$420.73
Listed & Price Changed (Per Quarter)	Q1			Q2			Q3			Q4		
	2024	2025	Var.	2024	2025	Var.	2024	2025	Var.	2024	2025*	Var.
Listing Units (Price Changed)	8	12	4	16	20	4	10	11	1	4	0	-4
Median Original List Price	\$2,062,500.00	\$1,214,500.00	-\$848,000.00	\$1,399,000.00	\$1,574,000.00	\$175,000.00	\$1,264,000.00	\$1,230,000.00	-\$34,000.00	\$1,122,000.00	\$0.00	-\$1,122,000.00
Median Original List \$ / SqFt	\$379.77	\$401.64	\$21.87	\$360.45	\$394.09	\$33.64	\$320.25	\$438.19	\$117.94	\$401.13	\$0.00	-\$401.13
Went Pending (Per Quarter)	Q1			Q2			Q3			Q4		
	2024	2025	Var.	2024	2025	Var.	2024	2025	Var.	2024	2025*	Var.
Listing Units (Went Pending)	59	47	-12	65	66	1	44	51	7	33	0	-33
Median List Price	\$1,149,000.00	\$1,179,000.00	\$30,000.00	\$1,229,000.00	\$1,199,000.00	-\$30,000.00	\$1,199,500.00	\$1,225,000.00	\$25,500.00	\$1,099,000.00	\$0.00	-\$1,099,000.00
Median List \$ / SqFt	\$368.00	\$421.11	\$53.11	\$391.10	\$384.87	-\$6.23	\$385.33	\$380.75	-\$4.58	\$386.60	\$0.00	-\$386.60
Median Days to Offer	6	6	0	7	12	5	13	23	10	36	0	-36

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Sold (Per Quarter)	Q1			Q2			Q3			Q4		
	2024	2025	Var.	2024	2025	Var.	2024	2025	Var.	2024	2025*	Var.
Closed Units (Sold)	36	28	-8	51	63	12	59	56	-3	38	0	-38
Median Days on Market	22	29	7	15	18	3	26	32	6	30	0	-30
Median Days to Offer	10	19	9	6	6	0	10	21	11	16	0	-16
Median Sale Price	\$1,114,500.00	\$1,132,000.00	\$17,500.00	\$1,250,000.00	\$1,250,000.00	\$0.00	\$1,283,500.00	\$1,302,500.00	\$19,000.00	\$1,141,000.00	\$0.00	-\$1,141,000.00
Median Sale \$ / SqFt	\$392.70	\$434.67	\$41.97	\$403.80	\$416.85	\$13.05	\$388.01	\$387.49	-\$0.52	\$374.90	\$0.00	-\$374.90
Median List Price	\$1,077,450.00	\$1,149,000.00	\$71,550.00	\$1,175,000.00	\$1,179,000.00	\$4,000.00	\$1,249,000.00	\$1,325,000.00	\$76,000.00	\$1,160,000.00	\$0.00	-\$1,160,000.00
Median List \$ / SqFt	\$380.54	\$423.12	\$42.58	\$383.63	\$412.54	\$28.91	\$379.63	\$391.52	\$11.89	\$379.59	\$0.00	-\$379.59
Median Original List Price	\$1,087,000.00	\$1,149,000.00	\$62,000.00	\$1,175,000.00	\$1,179,000.00	\$4,000.00	\$1,275,000.00	\$1,362,500.00	\$87,500.00	\$1,180,000.00	\$0.00	-\$1,180,000.00
Median Original List \$ / SqFt	\$386.51	\$430.70	\$44.19	\$383.63	\$420.00	\$36.37	\$384.57	\$400.36	\$15.79	\$380.61	\$0.00	-\$380.61
Median Sale Price as % of List Price	100.26%	100.00%	-0.26%	105.41%	100.07%	-5.34%	100.00%	98.37%	-1.63%	98.51%	0.00%	-98.51%
Median Sale Price as % of Original List Price	100.01%	99.41%	-0.60%	105.41%	100.07%	-5.34%	100.00%	97.00%	-3%	97.66%	0.00%	-97.66%
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	1	1	0	0	0
12-Month Activity	Q1			Q2			Q3			Q4		
	2024	2025	Var.	2024	2025	Var.	2024	2025	Var.	2024	2025*	Var.
Units Listed	193	221	28	209	230	21	222	231	9	214	212	-2
Units Price Changed	37	57	20	49	62	13	47	61	14	55	57	2
Units Went Pending	187	185	-2	187	187	0	195	196	1	195	163	-32
Units Sold	175	176	1	171	188	17	176	186	10	184	147	-37

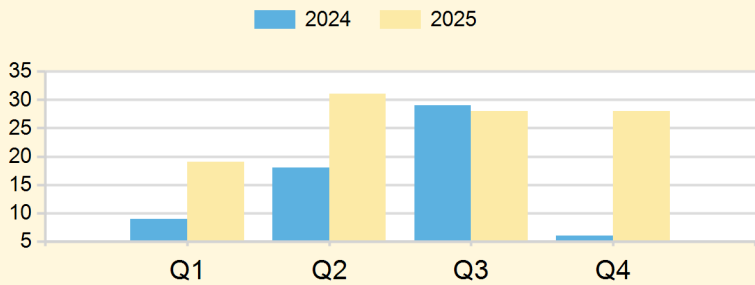
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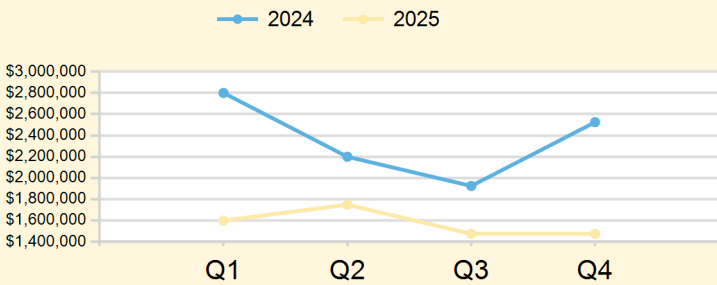
Single Family

Listing Inventory on the Last Day of Each Quarter



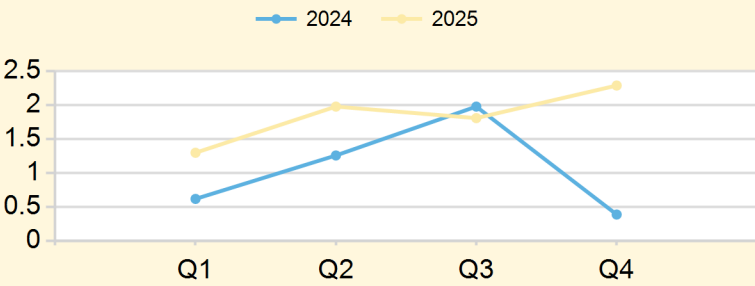
	Q1	Q2	Q3	Q4
2024	9	18	29	6
2025	19	31	28	28

Median List Price on the Last Day of Each Quarter



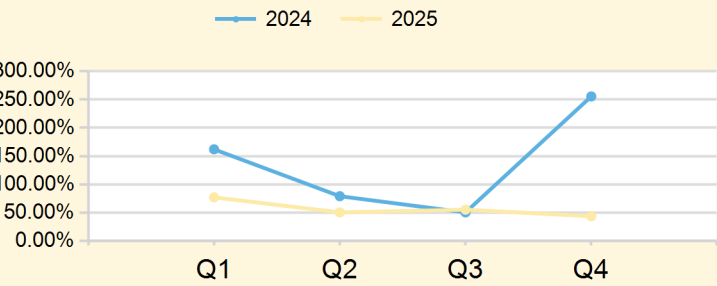
	Q1	Q2	Q3	Q4
2024	\$2,800,000.00	\$2,200,000.00	\$1,925,000.00	\$2,525,000.00
2025	\$1,599,000.00	\$1,749,000.00	\$1,475,000.00	\$1,475,000.00

Approx. Months supply per Quarter



	Q1	Q2	Q3	Q4
2024	0.62	1.26	1.98	0.39
2025	1.30	1.98	1.81	2.29

Approx. Absorption Rate Per Quarter



	Q1	Q2	Q3	Q4
2024	162.04%	79.17%	50.57%	255.56%
2025	77.19%	50.54%	55.36%	43.75%

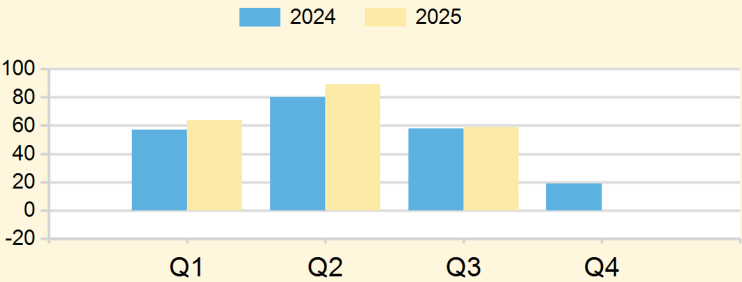
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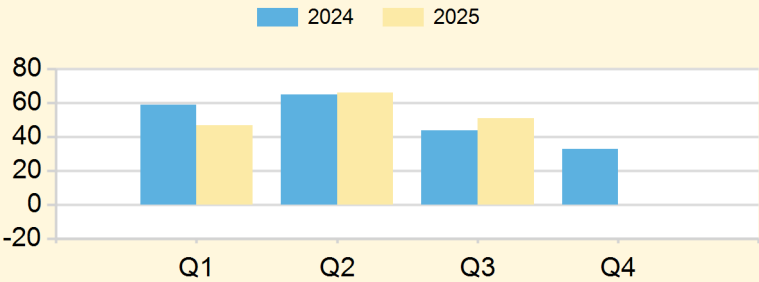
Single Family

Properties Listed During Each Quarter



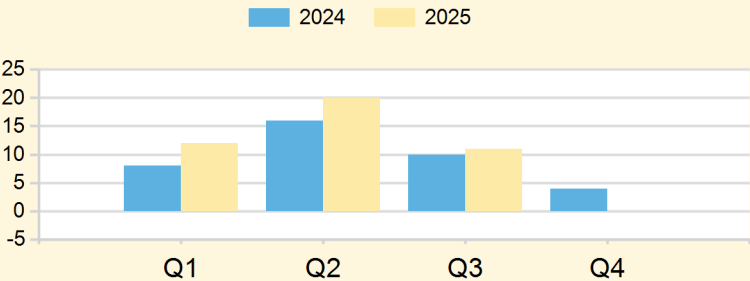
	Q1	Q2	Q3	Q4
2024	57	80	58	19
2025	64	89	59	0

Went Pending During Each Quarter



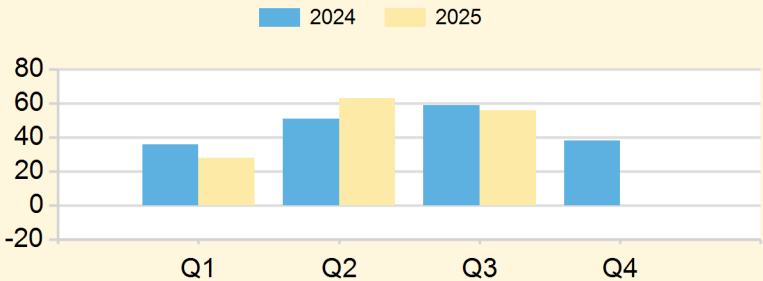
	Q1	Q2	Q3	Q4
2024	59	65	44	33
2025	47	66	51	0

Price Changed During Each Quarter



	Q1	Q2	Q3	Q4
2024	8	16	10	4
2025	12	20	11	0

Sold Listings During Each Quarter



	Q1	Q2	Q3	Q4
2024	36	51	59	38
2025	28	63	56	0

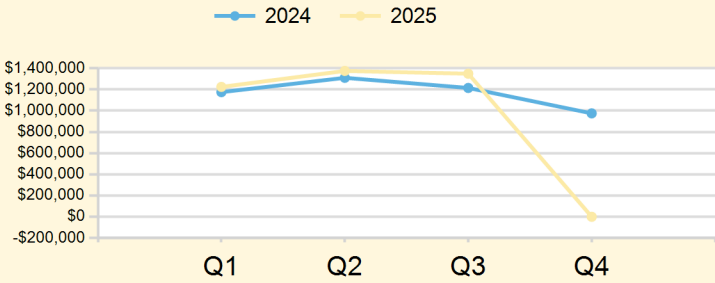
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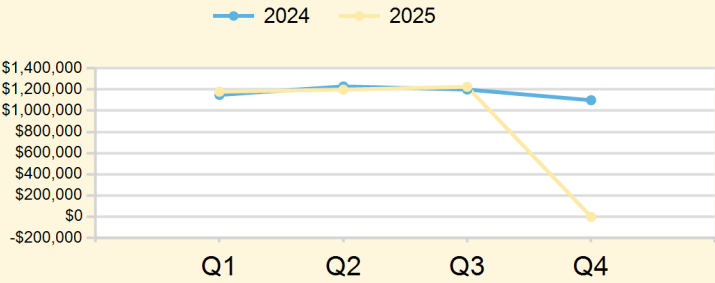
Single Family

Listed Properties - Median List Price For Each Quarter



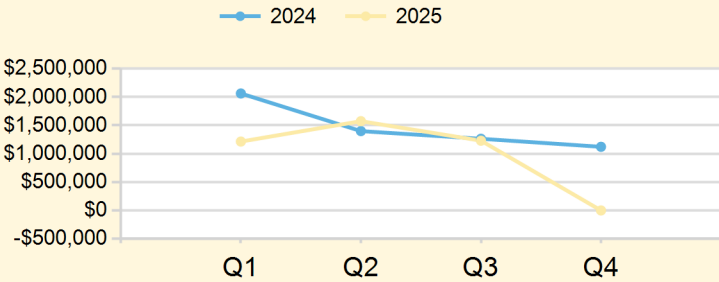
	Q1	Q2	Q3	Q4
2024	\$1,175,000.00	\$1,310,000.00	\$1,214,500.00	\$975,000.00
2025	\$1,224,450.00	\$1,375,000.00	\$1,349,000.00	\$0.00

Went Pending - Median List Price For Each Quarter



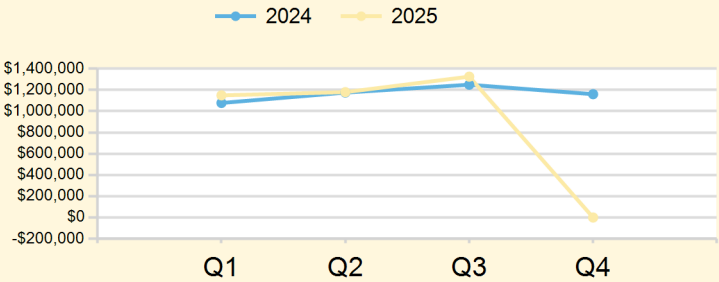
	Q1	Q2	Q3	Q4
2024	\$1,149,000.00	\$1,229,000.00	\$1,199,500.00	\$1,099,000.00
2025	\$1,179,000.00	\$1,199,000.00	\$1,225,000.00	\$0.00

Price Changed - Median List Price For Each Quarter



	Q1	Q2	Q3	Q4
2024	\$2,062,500.00	\$1,399,000.00	\$1,264,000.00	\$1,122,000.00
2025	\$1,214,500.00	\$1,574,000.00	\$1,230,000.00	\$0.00

Sold Listings - Median List Price For Each Quarter



	Q1	Q2	Q3	Q4
2024	\$1,077,450.00	\$1,175,000.00	\$1,249,000.00	\$1,160,000.00
2025	\$1,149,000.00	\$1,179,000.00	\$1,325,000.00	\$0.00

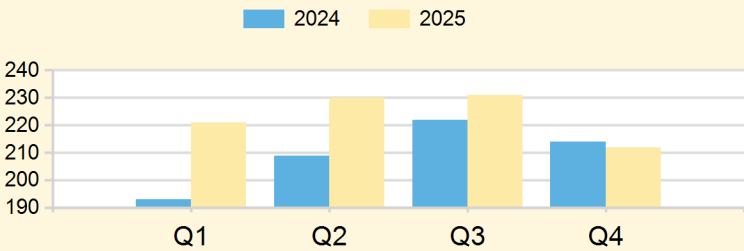
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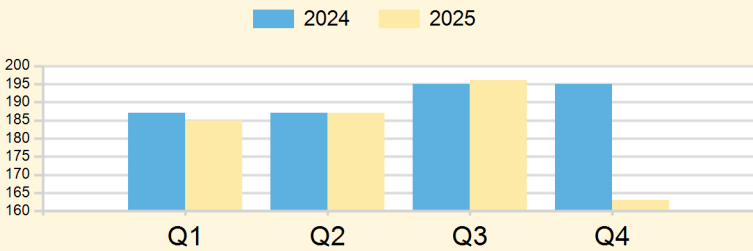
Single Family

Listed Between the Last Day of Each Quarter and 12 Months



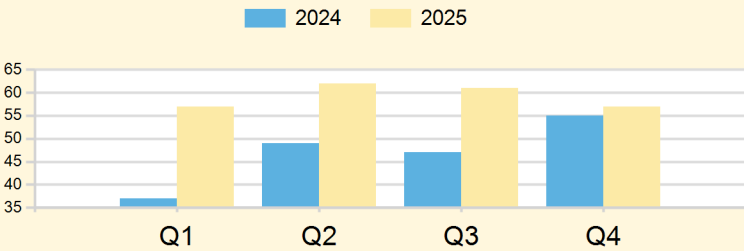
	Q1	Q2	Q3	Q4
2024	193	209	222	214
2025	221	230	231	212

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



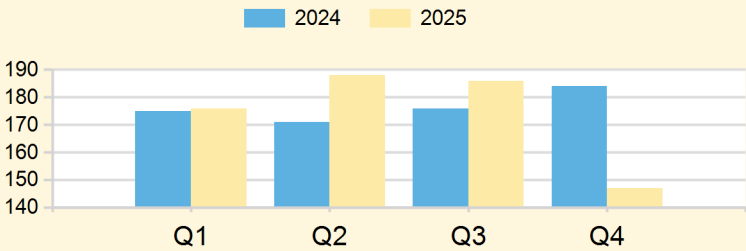
	Q1	Q2	Q3	Q4
2024	187	187	195	195
2025	185	187	196	163

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



	Q1	Q2	Q3	Q4
2024	37	49	47	55
2025	57	62	61	57

Sold Between the Last Day of Each Quarter and 12 Months



	Q1	Q2	Q3	Q4
2024	175	171	176	184
2025	176	188	186	147