

# Sudbury, MA Area Market Review

2024 vs. 2023 As of June 28, 2024

Prepared by Ryan Cook on Monday, July 01, 2024

## Single Family

Listing Inventory on June 28	2023	2024	Var.	Var. %	Trend
Listing Units	19	20	1	5.26%	↑
Average Days on Market	249	118	-131	-52.61%	↓
Average List Price	\$2,668,284.21	\$2,387,450.00	-\$280,834.21	-10.52%	↓
Average List \$ / SqFt	\$494.53	\$441.51	-\$53.02	-10.72%	↓
Approximate Absorption Rate	89.91%	74.58%	-15.33%	-17.05%	↓
Approximate Months Supply of Inventory	1.11	1.34	0.23	20.72%	↑
Listed (Year to Date)	2023	2024	Var.	Var. %	Trend
Listing Units (Taken)	114	137	23	20.18%	↑
Average Original List Price	\$1,437,217.54	\$1,488,000.72	\$50,783.18	3.53%	↑
Average Original List \$ / SqFt	\$391.17	\$402.99	\$11.82	3.02%	↑
Went Pending (Year to Date)	2023	2024	Var.	Var. %	Trend
Listing Units (Went Pending)	102	122	20	19.61%	↑
Average List Price	\$1,225,271.55	\$1,381,606.54	\$156,334.99	12.76%	↑
Average List \$ / SqFt	\$357.14	\$395.20	\$38.06	10.66%	↑
Average Days to Offer	15	22	7	46.67%	↑
Listed & Price Changed (Year to Date)	2023	2024	Var.	Var. %	Trend
Listing Units (Price Changed)	12	26	14	116.67%	↑
Average Original List Price	\$1,613,491.67	\$1,733,038.42	\$119,546.75	7.41%	↑
Average Original List \$ / SqFt	\$393.89	\$365.79	-\$28.10	-7.13%	↓
Sold (Year to Date)	2023	2024	Var.	Var. %	Trend
Closed Units (Sold)	72	86	14	19.44%	↑
Average Days on Market	30	38	8	26.67%	↑
Average Days to Offer	16	26	10	62.50%	↑
Average Sale Price	\$1,228,691.32	\$1,420,557.13	\$191,865.81	15.62%	↑
Average Sale \$ / SqFt	\$371.41	\$408.48	\$37.07	9.98%	↑
Average List Price	\$1,205,597.21	\$1,394,538.36	\$188,941.15	15.67%	↑
Average List \$ / SqFt	\$362.86	\$393.45	\$30.59	8.43%	↑
Average Original List Price	\$1,217,704.17	\$1,418,550.00	\$200,845.83	16.49%	↑
Average Original List \$ / SqFt	\$366.80	\$398.06	\$31.26	8.52%	↑
Average Sale Price as % of List Price	102.48%	104.15%	1.67%	1.63%	↑
Average Sale Price as % of Original List Price	101.43%	103.23%	1.80%	1.77%	↑
Sold Units - Short Sale	0	0	0	0%	↔
Sold Units - Lender-Owned	0	0	0	0%	↔
12-Month Activity as of June 28	2023	2024	Var.	Var. %	Trend
Units Listed	211	211	0	0%	↔
Units Price Changed	38	49	11	28.95%	↑
Units Went Pending	196	189	-7	-3.57%	↓
Units Sold	205	179	-26	-12.68%	↓

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