Sudbury, MA Real Estate Market Review

2026 vs. 2025 Per Quarter

Prepared by Ryan Cook on Wednesday, September 30, 2026

Single Family

Listing Inventory	Q1			Q2			Q3			Q4		
	2025	2026	Var.	2025	2026	Var.	2025	2026	Var.	2025	2026*	Var.
Listing Units	19	22	3	31	38	7	27	38	11	7	38	31
Avg. Days on Market	51	74	23	76	69	-7	98	109	11	197	201	4
Avg. List Price	$1,818,410.47	$1,862,536.36	$44,125.89	$1,788,025.77	$1,714,834.18	-$73,191.59	$1,637,729.63	$1,869,602.61	$231,872.98	$1,703,271.43	$1,869,602.61	$166,331.18
Avg. List $ / SqFt	$412.03	$450.83	$38.80	$405.85	$437.70	$31.85	$413.07	$419.01	$5.94	$438.12	$419.01	-$19.11
Approx. Absorption Rate	77.19%	74.24%	-2.95%	50.54%	42.54%	-8%	57.72%	43.42%	-14.30%	235.71%	32.24%	-203.47%
Approx. Months Supply of Inventory	1.30	1.35	0.05	1.98	2.35	0.37	1.73	2.30	0.57	0.42	3.10	2.68

Listed (Per Quarter)	Q1			Q2			Q3			Q4		
	2025	2026	Var.	2025	2026	Var.	2025	2026	Var.	2025	2026*	Var.
Listing Units (Taken)	64	54	-10	89	114	25	59	52	-7	34	0	-34
Avg. Original List Price	$1,444,457.80	$1,644,864.81	$200,407.01	$1,438,903.37	$1,391,820.14	-$47,083.23	$1,344,284.75	$1,591,246.13	$246,961.38	$1,341,726.47	$0.00	-$1,341,726.47
Avg. Original List $ / SqFt	$423.69	$437.37	$13.68	$406.72	$417.54	$10.82	$400.20	$412.15	$11.95	$424.55	$0.00	-$424.55

Listed & Price Changed (Per Quarter)	Q1			Q2			Q3			Q4		
	2025	2026	Var.	2025	2026	Var.	2025	2026	Var.	2025	2026*	Var.
Listing Units (Price Changed)	12	4	-8	20	26	6	11	14	3	5	0	-5
Avg. Original List Price	$1,361,575.00	$1,139,500.00	-$222,075.00	$1,637,520.00	$1,673,230.65	$35,710.65	$1,263,363.64	$1,605,357.14	$341,993.50	$997,780.00	$0.00	-$997,780.00
Avg. Original List $ / SqFt	$417.27	$489.60	$72.33	$409.05	$424.19	$15.14	$445.02	$406.20	-$38.82	$446.37	$0.00	-$446.37

Went Pending (Per Quarter)	Q1			Q2			Q3			Q4		
	2025	2026	Var.	2025	2026	Var.	2025	2026	Var.	2025	2026*	Var.
Listing Units (Went Pending)	47	36	-11	66	85	19	51	40	-11	40	0	-40
Avg. List Price	$1,311,776.60	$1,387,230.56	$75,453.96	$1,287,418.17	$1,264,209.40	-$23,208.77	$1,374,368.61	$1,319,244.98	-$55,123.63	$1,276,615.00	$0.00	-$1,276,615.00
Avg. List $ / SqFt	$422.88	$416.12	-$6.76	$394.02	$401.95	$7.93	$395.26	$399.24	$3.98	$390.14	$0.00	-$390.14
Avg. Days to Offer	10	16	6	17	18	1	44	26	-18	40	0	-40

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Sudbury, MA Real Estate Market Review

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Single Family

Sold (Per Quarter)	Q1			Q2			Q3			Q4		
	2025	2026	Var.	2025	2026	Var.	2025	2026	Var.	2025	2026*	Var.
Closed Units (Sold)	28	25	-3	63	55	-8	57	67	10	50	0	-50
Avg. Days on Market	56	97	41	22	28	6	50	30	-20	47	0	-47
Avg. Days to Offer	42	44	2	11	11	0	33	17	-16	32	0	-32
Avg. Sale Price	$1,357,050.00	$1,297,780.00	-$59,270.00	$1,353,718.25	$1,351,495.31	-$2,222.94	$1,347,230.49	$1,269,144.78	-$78,085.71	$1,271,883.12	$0.00	-$1,271,883.12
Avg. Sale $ / SqFt	$472.33	$406.01	-$66.32	$412.94	$413.98	$1.04	$398.20	$399.69	$1.49	$389.70	$0.00	-$389.70
Avg. List Price	$1,374,596.43	$1,323,816.00	-$50,780.43	$1,336,752.37	$1,334,763.64	-$1,988.73	$1,382,396.47	$1,269,696.99	-$112,699.48	$1,271,834.00	$0.00	-$1,271,834.00
Avg. List $ / SqFt	$476.50	$412.55	-$63.95	$404.57	$405.62	$1.05	$407.20	$396.88	-$10.32	$389.07	$0.00	-$389.07
Avg. Original List Price	$1,426,739.29	$1,353,160.00	-$73,579.29	$1,346,698.40	$1,339,252.73	-$7,445.67	$1,411,850.88	$1,291,682.07	-$120,168.81	$1,310,218.00	$0.00	-$1,310,218.00
Avg. Original List $ / SqFt	$487.77	$422.83	-$64.94	$407.67	$406.82	-$0.85	$415.51	$401.35	-$14.16	$397.99	$0.00	-$397.99
Avg. Sale Price as % of List Price	99.66%	98.10%	-1.56%	102.04%	101.89%	-0.15%	98.04%	100.78%	2.74%	100.04%	0.00%	-100.04%
Avg. Sale Price as % of Original List Price	97.87%	95.72%	-2.15%	101.31%	101.58%	0.27%	96.01%	99.62%	3.61%	97.78%	0.00%	-97.78%
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	1	0	-1	0	0	0

12-Month Activity	Q1			Q2			Q3			Q4		
	2025	2026	Var.	2025	2026	Var.	2025	2026	Var.	2025	2026*	Var.
Units Listed	221	237	16	230	261	31	231	255	24	246	220	-26
Units Price Changed	57	57	0	62	62	0	61	68	7	71	63	-8
Units Went Pending	185	189	4	187	210	23	196	197	1	200	158	-42
Units Sold	176	196	20	188	194	6	187	198	11	198	147	-51

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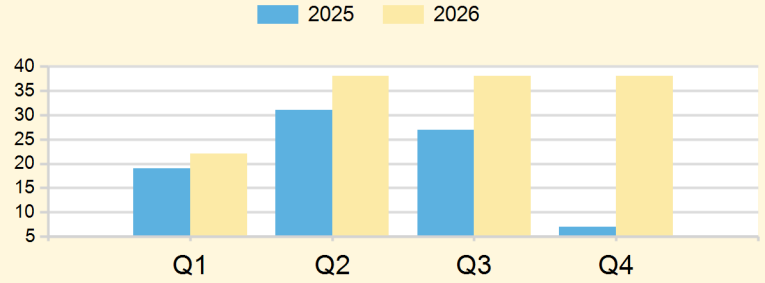
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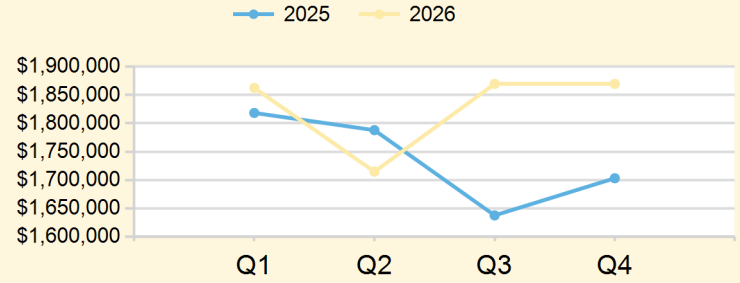
Single Family

Listing Inventory on the Last Day of Each Quarter



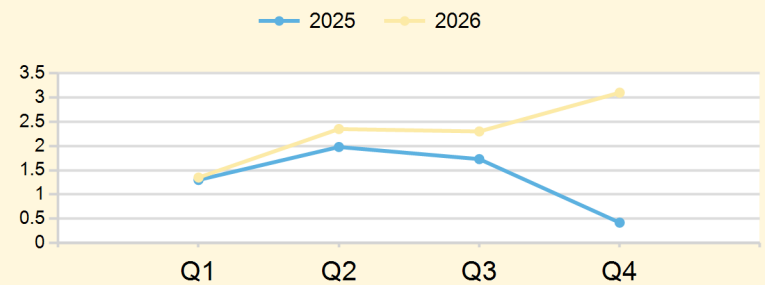
	Q1	Q2	Q3	Q4
2025	19	31	27	7
2026	22	38	38	38

Average List Price on the Last Day of Each Quarter



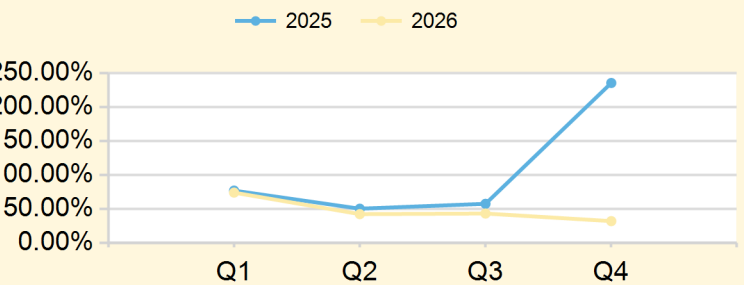
	Q1	Q2	Q3	Q4
2025	$1,818,410.47	$1,788,025.77	$1,637,729.63	$1,703,271.43
2026	$1,862,536.36	$1,714,834.18	$1,869,602.61	$1,869,602.61

Approx. Months supply per Quarter



	Q1	Q2	Q3	Q4
2025	1.30	1.98	1.73	0.42
2026	1.35	2.35	2.30	3.10

Approx. Absorption Rate Per Quarter



	Q1	Q2	Q3	Q4
2025	77.19%	50.54%	57.72%	235.71%
2026	74.24%	42.54%	43.42%	32.24%

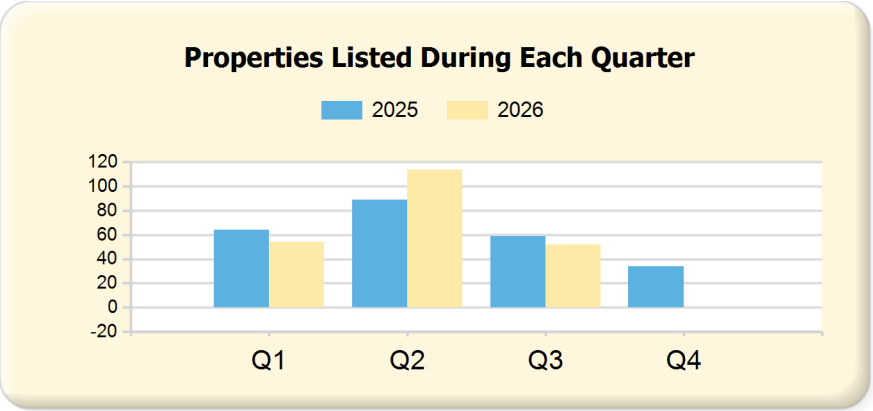
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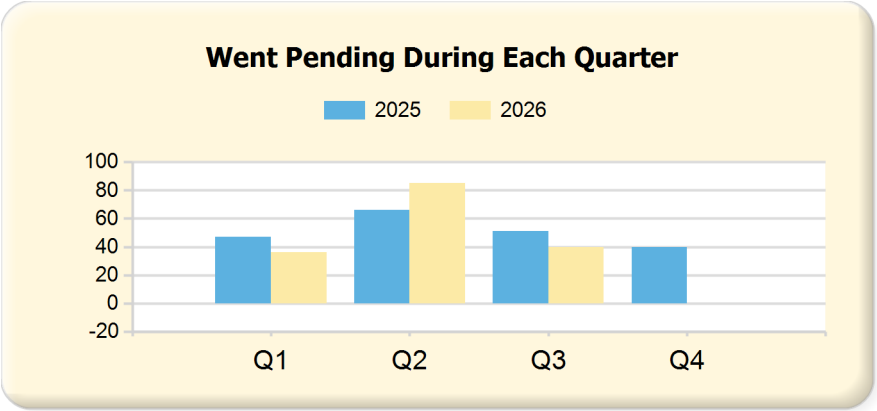
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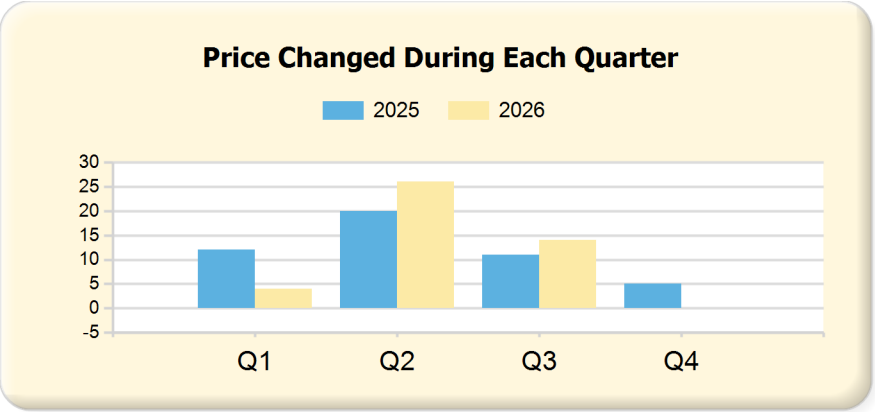
Single Family



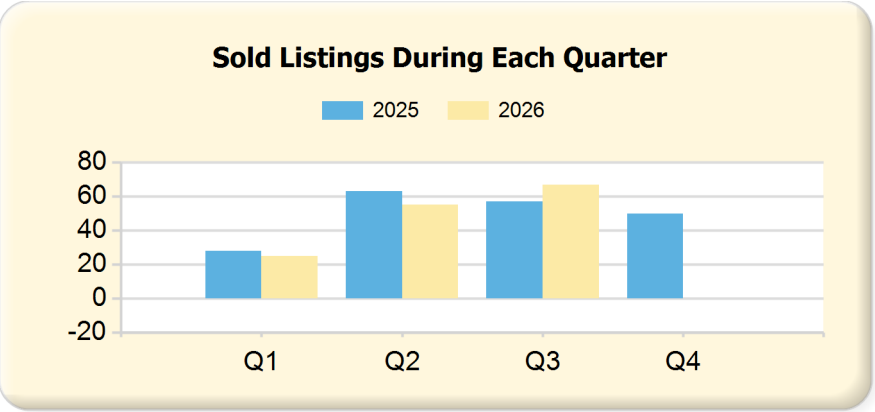
	Q1	Q2	Q3	Q4
2025	64	89	59	34
2026	54	114	52	0



	Q1	Q2	Q3	Q4
2025	47	66	51	40
2026	36	85	40	0



	Q1	Q2	Q3	Q4
2025	12	20	11	5
2026	4	26	14	0



	Q1	Q2	Q3	Q4
2025	28	63	57	50
2026	25	55	67	0

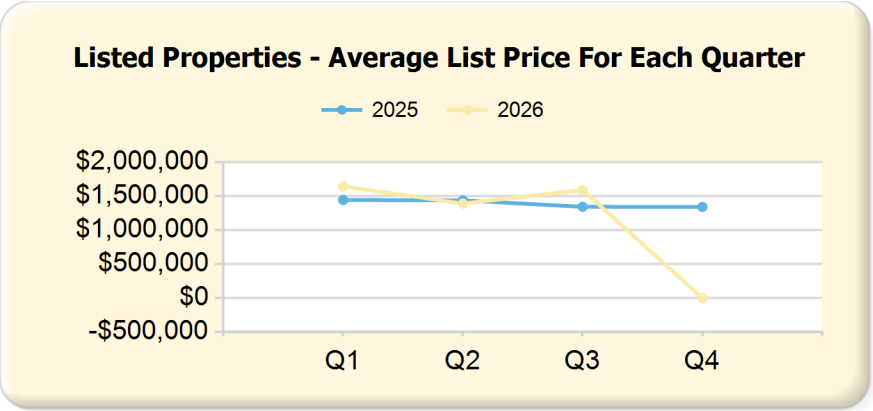
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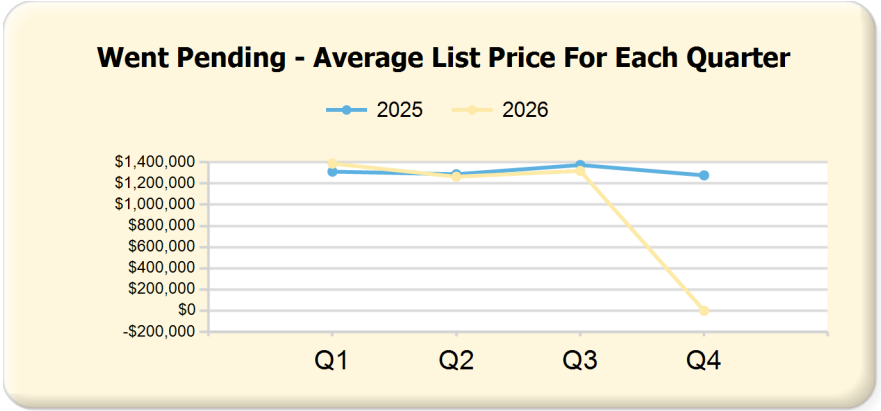
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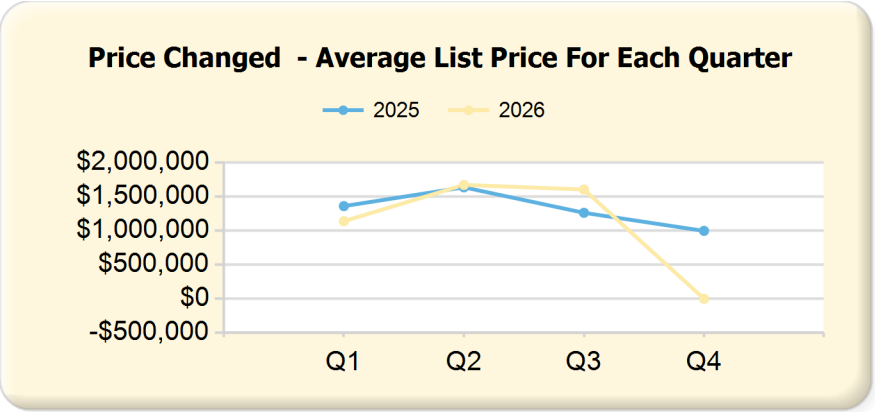
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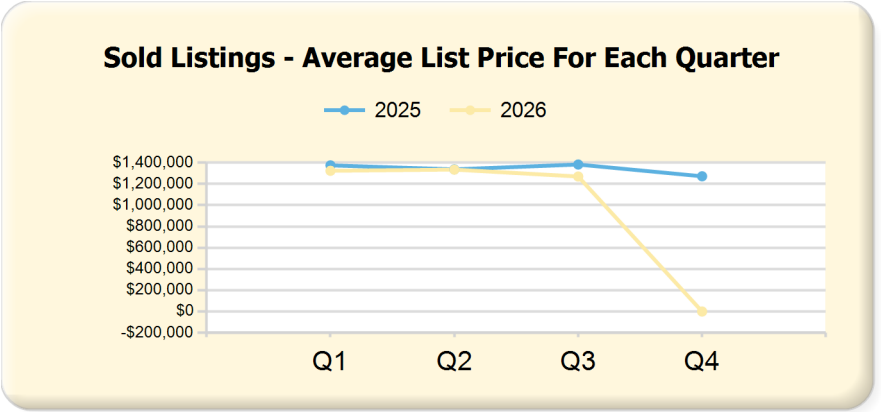
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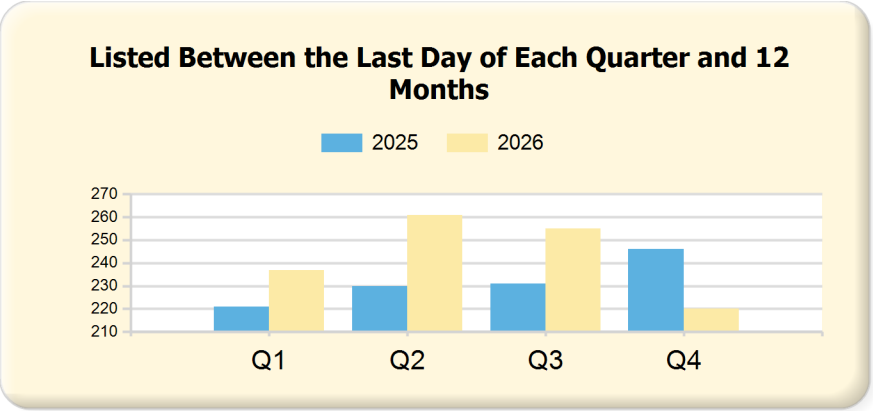
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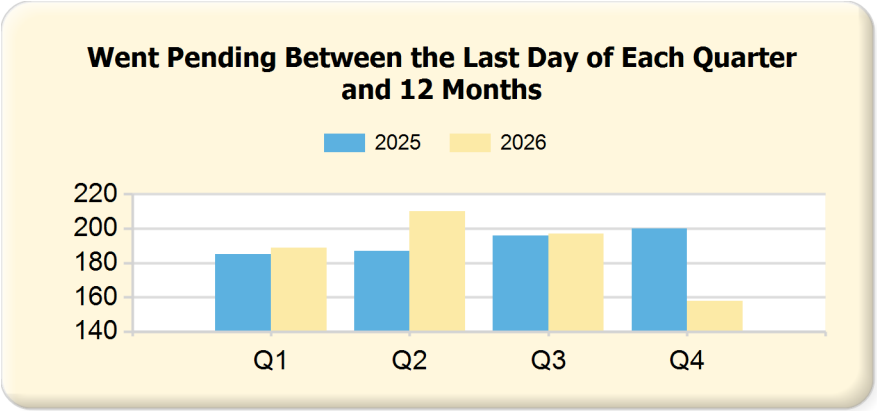
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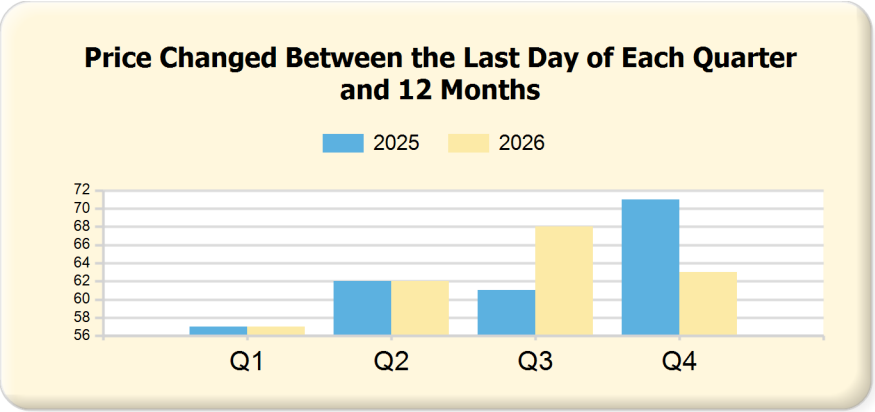
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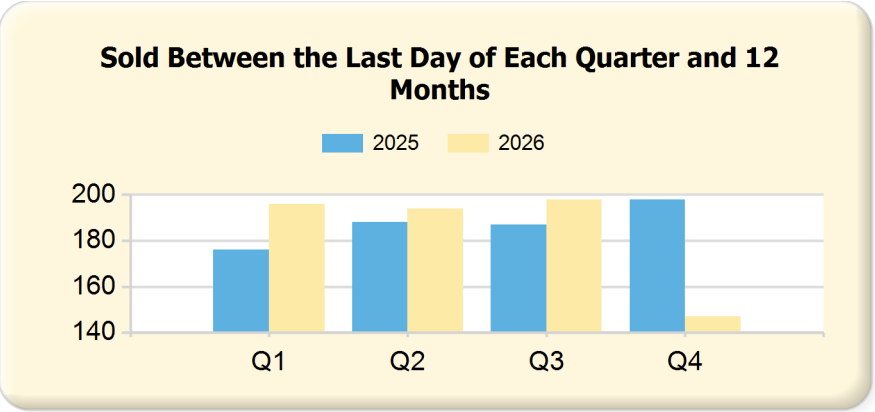
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2026	237	261	255	220



	Q1	Q2	Q3	Q4
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2026	189	210	197	158



	Q1	Q2	Q3	Q4
2025	57	62	61	71
2026	57	62	68	63



	Q1	Q2	Q3	Q4
2025	176	188	187	198
2026	196	194	198	147

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