

Sudbury, MA Area Market Review

2022 vs. 2021 As of October 3, 2022

Prepared by Ryan Cook on Monday, October 03, 2022

Single Family

Listing Inventory on October 3	2021	2022	Var.	Var. %	Trend
Listing Units	31	25	-6	-19.35%	↓
Average Days on Market	77	207	130	168.83%	↑
Average List Price	\$1,762,638.71	\$2,190,631.96	\$427,993.25	24.28%	↑
Average List \$ / SqFt	\$365.81	\$439.14	\$73.33	20.05%	↑
Approximate Absorption Rate	71.24%	88.67%	17.43%	24.47%	↑
Approximate Months Supply of Inventory	1.40	1.13	-0.27	-19.29%	↓
Listed (Year to Date)	2021	2022	Var.	Var. %	Trend
Listing Units (Taken)	260	267	7	2.69%	↑
Average Original List Price	\$1,223,593.46	\$1,313,437.45	\$89,843.99	7.34%	↑
Average Original List \$ / SqFt	\$327.83	\$364.57	\$36.74	11.21%	↑
Went Pending (Year to Date)	2021	2022	Var.	Var. %	Trend
Listing Units (Went Pending)	228	230	2	0.88%	↑
Average List Price	\$1,048,491.62	\$1,216,094.77	\$167,603.15	15.99%	↑
Average List \$ / SqFt	\$305.68	\$352.48	\$46.80	15.31%	↑
Average Days to Offer	11	14	3	27.27%	↑
Listed & Price Changed (Year to Date)	2021	2022	Var.	Var. %	Trend
Listing Units (Price Changed)	30	46	16	53.33%	↑
Average Original List Price	\$1,433,743.30	\$1,464,915.22	\$31,171.92	2.17%	↑
Average Original List \$ / SqFt	\$354.77	\$399.24	\$44.47	12.53%	↑
Sold (Year to Date)	2021	2022	Var.	Var. %	Trend
Closed Units (Sold)	198	204	6	3.03%	↑
Average Days on Market	25	25	0	0%	↔
Average Days to Offer	15	13	-2	-13.33%	↓
Average Sale Price	\$1,105,071.37	\$1,278,940.99	\$173,869.62	15.73%	↑
Average Sale \$ / SqFt	\$321.78	\$376.17	\$54.39	16.90%	↑
Average List Price	\$1,036,307.02	\$1,191,859.78	\$155,552.76	15.01%	↑
Average List \$ / SqFt	\$300.56	\$348.60	\$48.04	15.98%	↑
Average Original List Price	\$1,041,331.31	\$1,201,673.52	\$160,342.21	15.40%	↑
Average Original List \$ / SqFt	\$302.20	\$350.99	\$48.79	16.14%	↑
Average Sale Price as % of List Price	107.35%	108.11%	0.76%	0.71%	↑
Average Sale Price as % of Original List Price	106.89%	107.50%	0.61%	0.57%	↑
Sold Units - Short Sale	0	0	0	0%	↔
Sold Units - Lender-Owned	0	0	0	0%	↔
12-Month Activity as of October 3	2021	2022	Var.	Var. %	Trend
Units Listed	310	293	-17	-5.48%	↓
Units Price Changed	37	49	12	32.43%	↑
Units Went Pending	280	266	-14	-5%	↓
Units Sold	265	266	1	0.38%	↑

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