

# Sudbury, MA Real Estate Market Review

## 2026 vs. 2025 Per Quarter

Prepared by Ryan Cook on Tuesday, March 31, 2026

### Single Family

Listing Inventory	Q1			Q2			Q3			Q4		
	2025	2026	Var.	2025	2026*	Var.	2025	2026*	Var.	2025	2026*	Var.
Listing Units	19	21	2	31	21	-10	27	0	-27	7	0	-7
Median Days on Market	21	20	-1	55	111	56	55	0	-55	97	0	-97
Median List Price	\$1,599,000.00	\$1,890,000.00	\$291,000.00	\$1,749,000.00	\$1,890,000.00	\$141,000.00	\$1,475,000.00	\$0.00	-\$1,475,000.00	\$1,160,000.00	\$0.00	-\$1,160,000.00
Median List \$ / SqFt	\$379.21	\$434.55	\$55.34	\$380.85	\$434.55	\$53.70	\$410.43	\$0.00	-\$410.43	\$413.25	\$0.00	-\$413.25
Approx. Absorption Rate	77.19%	77.38%	0.19%	50.54%	54.76%	4.22%	57.72%	0.00%	-57.72%	235.71%	0.00%	-235.71%
Approx. Months Supply of Inventory	1.30	1.29	-0.01	1.98	1.83	-0.15	1.73	0.00	-1.73	0.42	0.00	-0.42
Listed (Per Quarter)	Q1			Q2			Q3			Q4		
	2025	2026	Var.	2025	2026*	Var.	2025	2026*	Var.	2025	2026*	Var.
Listing Units (Taken)	64	52	-12	89	0	-89	59	0	-59	34	0	-34
Median Original List Price	\$1,224,450.00	\$1,446,500.00	\$222,050.00	\$1,375,000.00	\$0.00	-\$1,375,000.00	\$1,349,000.00	\$0.00	-\$1,349,000.00	\$1,132,500.00	\$0.00	-\$1,132,500.00
Median Original List \$ / SqFt	\$420.69	\$427.39	\$6.70	\$397.26	\$0.00	-\$397.26	\$402.89	\$0.00	-\$402.89	\$420.66	\$0.00	-\$420.66
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	0	-20	11	0	-11	5	0	-5
Median Original List Price	\$1,214,500.00	\$795,000.00	-\$419,500.00	\$1,574,000.00	\$0.00	-\$1,574,000.00	\$1,230,000.00	\$0.00	-\$1,230,000.00	\$1,050,000.00	\$0.00	-\$1,050,000.00
Median Original List \$ / SqFt	\$401.64	\$490.97	\$89.33	\$394.09	\$0.00	-\$394.09	\$438.19	\$0.00	-\$438.19	\$447.76	\$0.00	-\$447.76
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	35	-12	66	0	-66	51	0	-51	40	0	-40
Median List Price	\$1,179,000.00	\$1,160,000.00	-\$19,000.00	\$1,199,000.00	\$0.00	-\$1,199,000.00	\$1,225,000.00	\$0.00	-\$1,225,000.00	\$1,249,500.00	\$0.00	-\$1,249,500.00
Median List \$ / SqFt	\$421.11	\$411.84	-\$9.27	\$384.87	\$0.00	-\$384.87	\$380.75	\$0.00	-\$380.75	\$394.63	\$0.00	-\$394.63
Median Days to Offer	6	5	-1	13	0	-13	25	0	-25	20	0	-20

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Sold (Per Quarter)	Q1			Q2			Q3			Q4		
	2025	2026	Var.	2025	2026*	Var.	2025	2026*	Var.	2025	2026*	Var.
Closed Units (Sold)	28	24	-4	63	0	-63	57	0	-57	50	0	-50
Median Days on Market	29	57	28	18	0	-18	31	0	-31	27	0	-27
Median Days to Offer	19	25	6	6	0	-6	21	0	-21	16	0	-16
Median Sale Price	\$1,132,000.00	\$1,180,000.00	\$48,000.00	\$1,250,000.00	\$0.00	-\$1,250,000.00	\$1,275,000.00	\$0.00	-\$1,275,000.00	\$1,215,000.00	\$0.00	-\$1,215,000.00
Median Sale \$ / SqFt	\$434.67	\$377.86	-\$56.81	\$416.85	\$0.00	-\$416.85	\$385.00	\$0.00	-\$385.00	\$398.39	\$0.00	-\$398.39
Median List Price	\$1,149,000.00	\$1,199,500.00	\$50,500.00	\$1,179,000.00	\$0.00	-\$1,179,000.00	\$1,325,000.00	\$0.00	-\$1,325,000.00	\$1,212,000.00	\$0.00	-\$1,212,000.00
Median List \$ / SqFt	\$423.12	\$373.52	-\$49.60	\$412.54	\$0.00	-\$412.54	\$387.87	\$0.00	-\$387.87	\$396.04	\$0.00	-\$396.04
Median Original List Price	\$1,149,000.00	\$1,299,000.00	\$150,000.00	\$1,179,000.00	\$0.00	-\$1,179,000.00	\$1,375,000.00	\$0.00	-\$1,375,000.00	\$1,252,000.00	\$0.00	-\$1,252,000.00
Median Original List \$ / SqFt	\$430.70	\$402.61	-\$28.09	\$420.00	\$0.00	-\$420.00	\$399.62	\$0.00	-\$399.62	\$403.99	\$0.00	-\$403.99
Median Sale Price as % of List Price	100.00%	98.60%	-1.40%	100.07%	0.00%	-100.07%	98.35%	0.00%	-98.35%	100.00%	0.00%	-100%
Median Sale Price as % of Original List Price	99.41%	97.53%	-1.88%	100.07%	0.00%	-100.07%	96.94%	0.00%	-96.94%	98.72%	0.00%	-98.72%
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	235	14	230	145	-85	231	87	-144	246	52	-194
Units Price Changed	57	57	0	62	28	-34	61	9	-52	71	4	-67
Units Went Pending	185	188	3	187	124	-63	196	74	-122	200	35	-165
Units Sold	176	195	19	188	138	-50	187	75	-112	198	24	-174

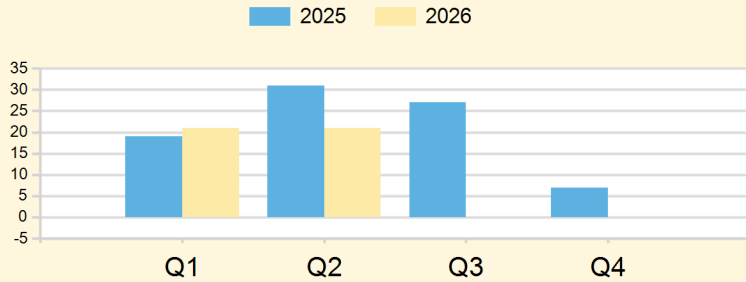
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## 2026 vs. 2025 Per Quarter

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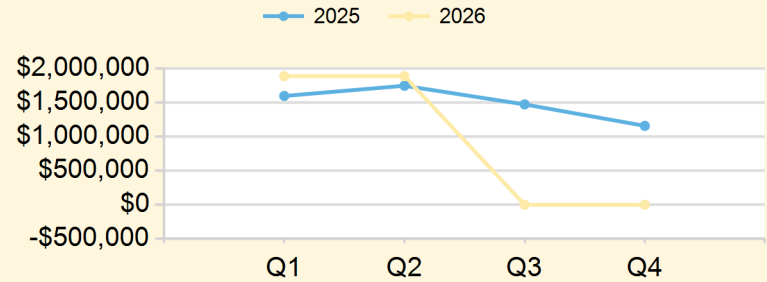
### Single Family

**Listing Inventory on the Last Day of Each Quarter**



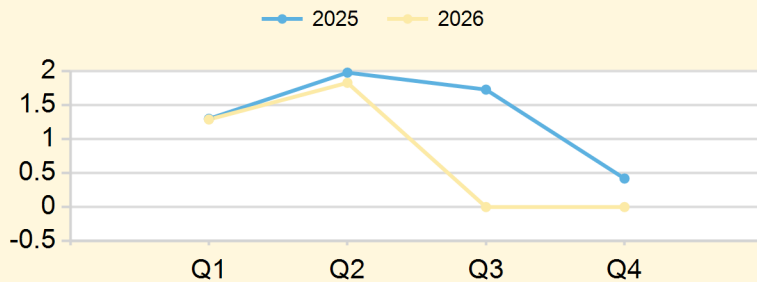
	Q1	Q2	Q3	Q4
2025	19	31	27	7
2026	21	21	0	0

**Median List Price on the Last Day of Each Quarter**



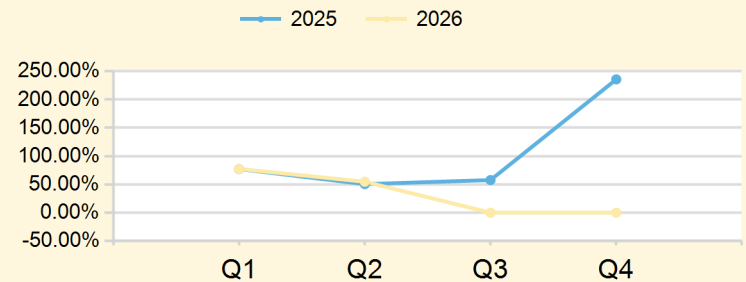
	Q1	Q2	Q3	Q4
2025	\$1,599,000.00	\$1,749,000.00	\$1,475,000.00	\$1,160,000.00
2026	\$1,890,000.00	\$1,890,000.00	\$0.00	\$0.00

**Approx. Months supply per Quarter**



	Q1	Q2	Q3	Q4
2025	1.30	1.98	1.73	0.42
2026	1.29	1.83	0.00	0.00

**Approx. Absorption Rate Per Quarter**



	Q1	Q2	Q3	Q4
2025	77.19%	50.54%	57.72%	235.71%
2026	77.38%	54.76%	0.00%	0.00%

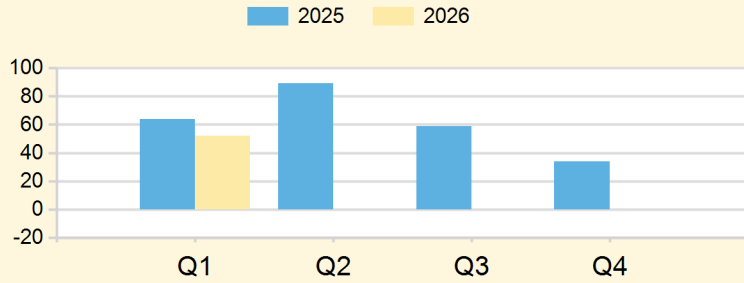
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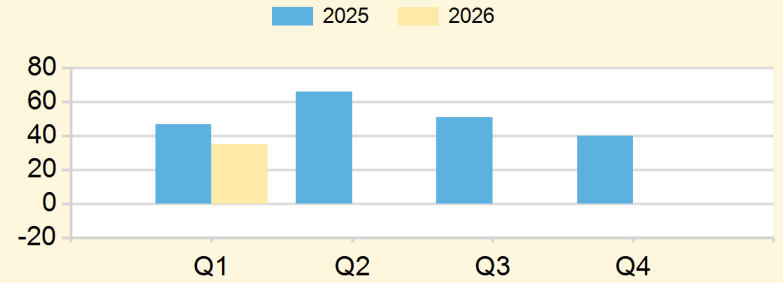
### Single Family

**Properties Listed During Each Quarter**



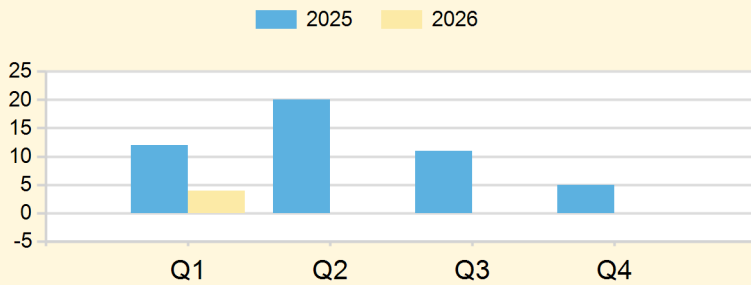
	Q1	Q2	Q3	Q4
2025	64	89	59	34
2026	52	0	0	0

**Went Pending During Each Quarter**



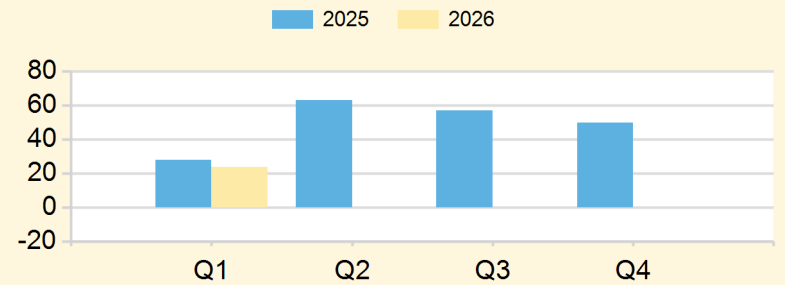
	Q1	Q2	Q3	Q4
2025	47	66	51	40
2026	35	0	0	0

**Price Changed During Each Quarter**



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

**Sold Listings During Each Quarter**



	Q1	Q2	Q3	Q4
2025	28	63	57	50
2026	24	0	0	0

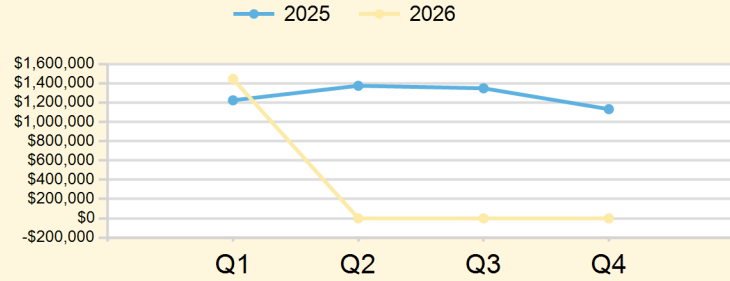
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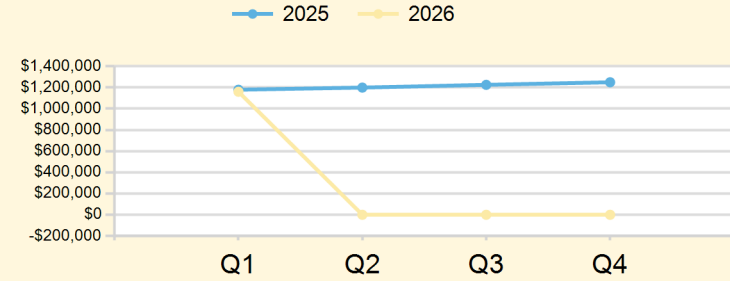
### Single Family

Listed Properties - Median List Price For Each Quarter



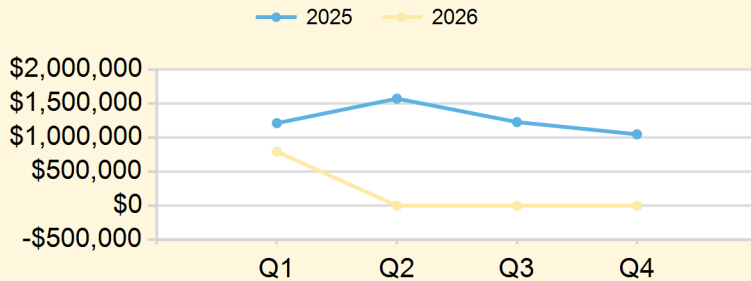
	Q1	Q2	Q3	Q4
2025	\$1,224,450.00	\$1,375,000.00	\$1,349,000.00	\$1,132,500.00
2026	\$1,446,500.00	\$0.00	\$0.00	\$0.00

Went Pending - Median List Price For Each Quarter



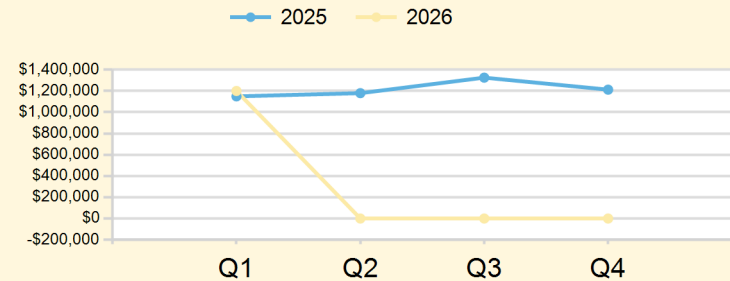
	Q1	Q2	Q3	Q4
2025	\$1,179,000.00	\$1,199,000.00	\$1,225,000.00	\$1,249,500.00
2026	\$1,160,000.00	\$0.00	\$0.00	\$0.00

Price Changed - Median List Price For Each Quarter



	Q1	Q2	Q3	Q4
2025	\$1,214,500.00	\$1,574,000.00	\$1,230,000.00	\$1,050,000.00
2026	\$795,000.00	\$0.00	\$0.00	\$0.00

Sold Listings - Median List Price For Each Quarter



	Q1	Q2	Q3	Q4
2025	\$1,149,000.00	\$1,179,000.00	\$1,325,000.00	\$1,212,000.00
2026	\$1,199,500.00	\$0.00	\$0.00	\$0.00

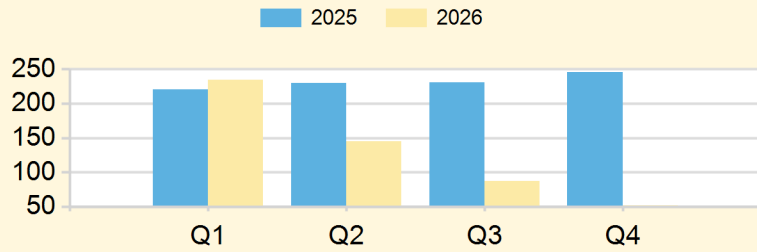
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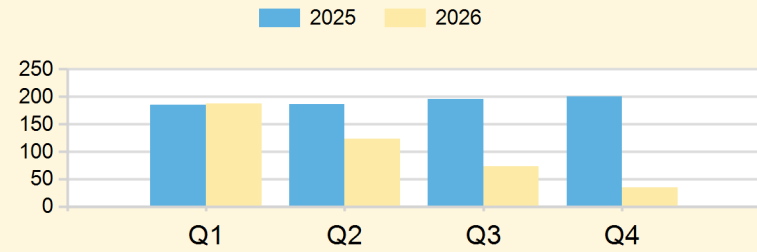
## Single Family

**Listed Between the Last Day of Each Quarter and 12 Months**



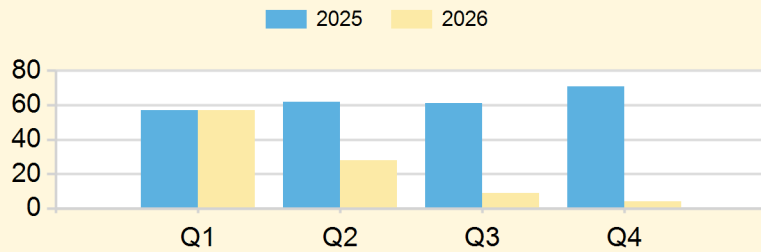
	Q1	Q2	Q3	Q4
2025	221	230	231	246
2026	235	145	87	52

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



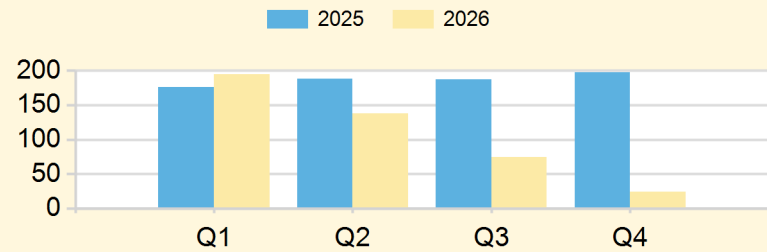
	Q1	Q2	Q3	Q4
2025	185	187	196	200
2026	188	124	74	35

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



	Q1	Q2	Q3	Q4
2025	57	62	61	71
2026	57	28	9	4

**Sold Between the Last Day of Each Quarter and 12 Months**



	Q1	Q2	Q3	Q4
2025	176	188	187	198
2026	195	138	75	24