

Sudbury, MA Area Market Review

2018 vs. 2017 As of November 9, 2018

Prepared by Marilyn Messenger on Friday, November 09, 2018

Single Family

Listing Inventory on November 9	2017	2018	Var.	Var. %	Trend
Listing Units	52	67	15	28.85%	↑
Median Days on Market	88	103	15	17.05%	↑
Median List Price	\$1,099,500.00	\$969,000.00	-\$130,500.00	-11.87%	↓
Median List \$ / SqFt	\$256.13	\$246.83	-\$9.30	-3.63%	↓
Approximate Absorption Rate	38.14%	33.83%	-4.31%	-11.30%	↓
Approximate Months Supply of Inventory	2.62	2.96	0.34	12.98%	↑
Listed (Year to Date)	2017	2018	Var.	Var. %	Trend
Listing Units (Taken)	296	383	87	29.39%	↑
Median Original List Price	\$788,500.00	\$809,900.00	\$21,400.00	2.71%	↑
Median Original List \$ / SqFt	\$261.70	\$263.21	\$1.51	0.58%	↑
Went Pending (Year to Date)	2017	2018	Var.	Var. %	Trend
Listing Units (Went Pending)	232	276	44	18.97%	↑
Median List Price	\$739,450.00	\$762,000.00	\$22,550.00	3.05%	↑
Median List \$ / SqFt	\$258.89	\$258.16	-\$0.73	-0.28%	↓
Median Days to Offer	18	14	-4	-22.22%	↓
Listed & Price Changed (Year to Date)	2017	2018	Var.	Var. %	Trend
Listing Units (Price Changed)	111	146	35	31.53%	↑
Median Original List Price	\$869,000.00	\$872,450.00	\$3,450.00	0.40%	↑
Median Original List \$ / SqFt	\$263.05	\$261.76	-\$1.29	-0.49%	↓
Sold (Year to Date)	2017	2018	Var.	Var. %	Trend
Closed Units (Sold)	208	233	25	12.02%	↑
Median Days on Market	32	27	-5	-15.63%	↓
Median Days to Offer	15	12	-3	-20%	↓
Median Sale Price	\$728,500.00	\$740,000.00	\$11,500.00	1.58%	↑
Median Sale \$ / SqFt	\$257.89	\$261.08	\$3.19	1.24%	↑
Median List Price	\$734,450.00	\$759,000.00	\$24,550.00	3.34%	↑
Median List \$ / SqFt	\$261.01	\$262.21	\$1.20	0.46%	↑
Median Original List Price	\$749,450.00	\$764,000.00	\$14,550.00	1.94%	↑
Median Original List \$ / SqFt	\$266.60	\$265.61	-\$0.99	-0.37%	↓
Median Sale Price as % of List Price	99.25%	99.60%	0.35%	0.35%	↑
Median Sale Price as % of Original List Price	98.13%	99.15%	1.02%	1.04%	↑
Median Sale Price as % of Assessed Price	N/A	N/A	N/A	N/A	↔
Sold Units - Short Sale	3	0	-3	-100%	↓
Sold Units - Lender-Owned	1	0	-1	-100%	↓
12-Month Activity as of November 9	2017	2018	Var.	Var. %	Trend
Units Listed	309	395	86	27.83%	↑
Units Price Changed	114	151	37	32.46%	↑
Units Went Pending	253	289	36	14.23%	↑
Units Sold	238	272	34	14.29%	↑

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