

# Sudbury, MA Area Market Review

2014 - 2018 As of December 31, 2018

Prepared by Marilyn Messenger on Wednesday, January 09, 2019

## Single Family

<b>Listing Inventory on December 31</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>
Listing Units	47	51	40	29	34
Median Days on Market	84	167	129	127	163
Median List Price	\$859,900.00	\$1,020,000.00	\$987,000.00	\$1,100,000.00	\$1,049,450.00
Median List \$ / SqFt	\$287.08	\$278.60	\$282.54	\$254.85	\$259.78
Approximate Absorption Rate	39.72%	41.01%	52.50%	70.69%	64.71%
Approximate Months Supply of Inventory	2.52	2.44	1.90	1.41	1.55
<b>Listed (Year to Date)</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>
Listing Units (Taken)	329	347	341	308	394
Median Original List Price	\$745,000.00	\$749,000.00	\$749,900.00	\$799,000.00	\$799,900.00
Median Original List \$ / SqFt	\$250.27	\$255.09	\$262.10	\$261.70	\$263.68
<b>Went Pending (Year to Date)</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>
Listing Units (Went Pending)	252	265	271	244	295
Median List Price	\$719,450.00	\$695,000.00	\$714,500.00	\$739,450.00	\$759,000.00
Median List \$ / SqFt	\$246.23	\$246.95	\$254.84	\$260.68	\$258.07
Median Days to Offer	23	19	18	19	15
<b>Listed &amp; Price Changed (Year to Date)</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>
Listing Units (Price Changed)	125	117	127	114	150
Median Original List Price	\$749,000.00	\$799,000.00	\$799,000.00	\$869,000.00	\$869,450.00
Median Original List \$ / SqFt	\$246.37	\$263.05	\$263.28	\$262.54	\$261.79
<b>Sold (Year to Date)</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>
Closed Units (Sold)	223	251	252	246	264
Median Days on Market	67	65	62	37	33
Median Days to Offer	20	20	18	18	16
Median Sale Price	\$704,000.00	\$685,000.00	\$700,000.00	\$735,000.00	\$749,950.00
Median Sale \$ / SqFt	\$243.46	\$243.18	\$253.41	\$257.73	\$260.95
Median List Price	\$709,000.00	\$699,000.00	\$699,900.00	\$739,900.00	\$759,000.00
Median List \$ / SqFt	\$245.00	\$249.52	\$254.84	\$260.68	\$262.72
Median Original List Price	\$719,900.00	\$699,000.00	\$721,950.00	\$750,000.00	\$767,000.00
Median Original List \$ / SqFt	\$247.63	\$256.23	\$259.38	\$266.28	\$265.78
Median Sale Price as % of List Price	98.60%	98.59%	98.62%	98.84%	99.50%
Median Sale Price as % of Original List Price	97.62%	97.65%	97.84%	97.61%	98.64%
Median Sale Price as % of Assessed Price	N/A	N/A	N/A	N/A	N/A
Sold Units - Short Sale	0	1	0	3	0
Sold Units - Lender-Owned	1	1	1	1	0
<b>12-Month Activity as of December 31</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>
Units Listed	329	347	341	308	394
Units Price Changed	125	117	127	114	150
Units Went Pending	252	265	271	245	295
Units Sold	224	251	252	246	264

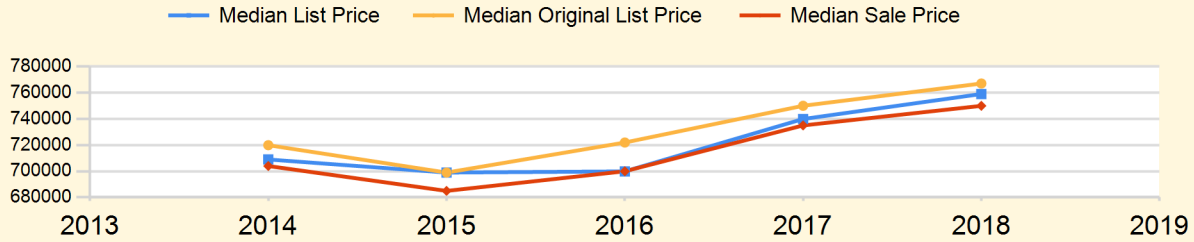
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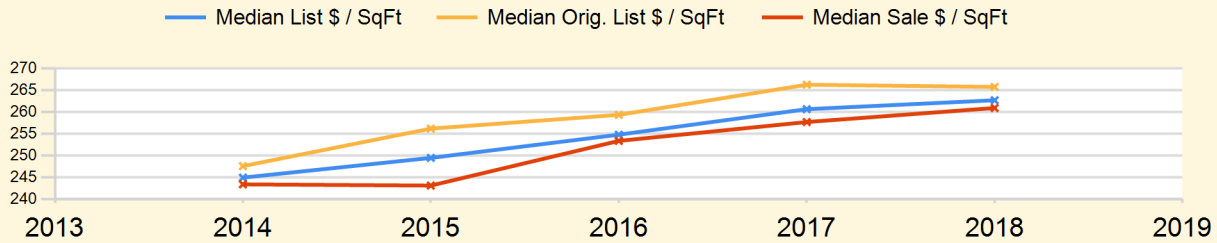
## Single Family

### Median Price (Sold Inventory - Year to Date)



Solds / Year	2014	2015	2016	2017	2018
List Price	\$709,000.00	\$699,000.00	\$699,900.00	\$739,900.00	\$759,000.00
Original List Price	\$719,900.00	\$699,000.00	\$721,950.00	\$750,000.00	\$767,000.00
Sale Price	\$704,000.00	\$685,000.00	\$700,000.00	\$735,000.00	\$749,950.00

### Median Price / SqFt (Sold Inventory - Year to Date)



Solds / Year	2014	2015	2016	2017	2018
List \$ / SqFt	\$245.00	\$249.52	\$254.84	\$260.68	\$262.72
Orig. List \$ / SqFt	\$247.63	\$256.23	\$259.38	\$266.28	\$265.78
Sale \$ / SqFt	\$243.46	\$243.18	\$253.41	\$257.73	\$260.95

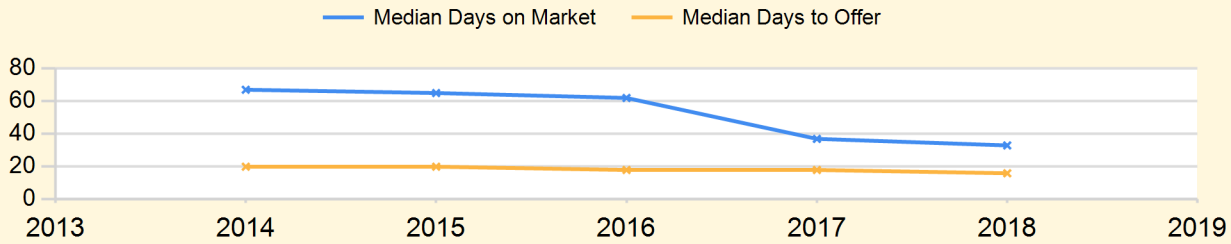
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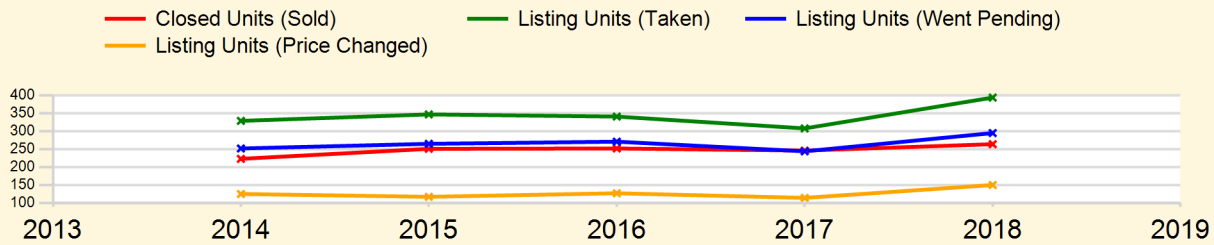
## Single Family

### Median Days to Offer (Sold Inventory - Year to Date)



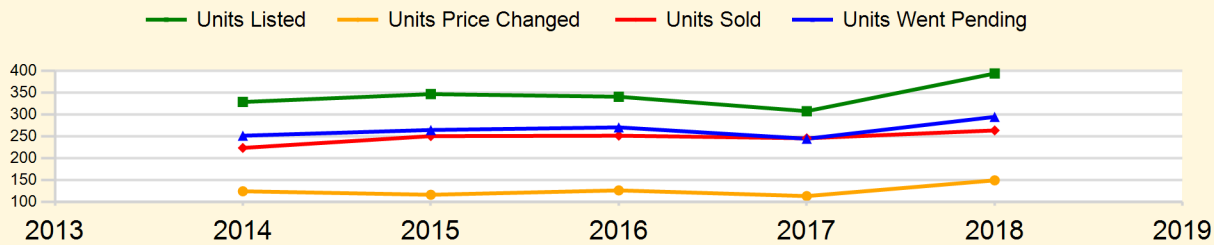
Solds / Year	2014	2015	2016	2017	2018
Days on Market	67	65	62	37	33
Days to Offer	20	20	18	18	16

### Listing Units (Year to Date)



Category / Year	2014	2015	2016	2017	2018
Units Sold	223	251	252	246	264
Units Price Changed	125	117	127	114	150
Units Taken	329	347	341	308	394
Units Went Pending	252	265	271	244	295

### 12 Months Activity



Category / Year	2014	2015	2016	2017	2018
Units Listed	329	347	341	308	394
Units Price Changed	125	117	127	114	150
Units Sold	224	251	252	246	264
Units Went Pending	252	265	271	245	295