

# Sudbury, MA Area Market Review

2017 vs. 2016 As of December 31, 2017

Prepared by Maria Romero Vagnini on Tuesday, January 30, 2018

## Single Family

Listing Inventory on December 31	2016	2017	Var.	Var. %	Trend
Listing Units	40	29	-11	-27.50%	↓
Average Days on Market	213	181	-32	-15.02%	↓
Average List Price	\$1,169,687.48	\$1,100,651.69	-\$69,035.79	-5.90%	↓
Average List \$ / SqFt	\$273.23	\$259.81	-\$13.42	-4.91%	↓
Approximate Absorption Rate	52.50%	70.69%	18.19%	34.65%	↑
Approximate Months Supply of Inventory	1.90	1.41	-0.49	-25.79%	↓
Listed (Year to Date)	2016	2017	Var.	Var. %	Trend
Listing Units (Taken)	341	308	-33	-9.68%	↓
Average Original List Price	\$899,303.50	\$895,962.53	-\$3,340.97	-0.37%	↓
Average Original List \$ / SqFt	\$268.55	\$270.52	\$1.97	0.73%	↑
Went Pending (Year to Date)	2016	2017	Var.	Var. %	Trend
Listing Units (Went Pending)	271	244	-27	-9.96%	↓
Average List Price	\$803,103.26	\$809,956.95	\$6,853.69	0.85%	↑
Average List \$ / SqFt	\$260.32	\$265.14	\$4.82	1.85%	↑
Average Days to Offer	50	51	1	2%	↑
Listed & Price Changed (Year to Date)	2016	2017	Var.	Var. %	Trend
Listing Units (Price Changed)	127	114	-13	-10.24%	↓
Average Original List Price	\$912,057.47	\$988,951.41	\$76,893.94	8.43%	↑
Average Original List \$ / SqFt	\$267.26	\$268.43	\$1.17	0.44%	↑
Sold (Year to Date)	2016	2017	Var.	Var. %	Trend
Closed Units (Sold)	252	246	-6	-2.38%	↓
Average Days on Market	92	76	-16	-17.39%	↓
Average Days to Offer	47	50	3	6.38%	↑
Average Sale Price	\$775,486.69	\$799,449.79	\$23,963.10	3.09%	↑
Average Sale \$ / SqFt	\$254.72	\$261.17	\$6.45	2.53%	↑
Average List Price	\$788,711.45	\$814,230.07	\$25,518.62	3.24%	↑
Average List \$ / SqFt	\$258.34	\$265.05	\$6.71	2.60%	↑
Average Original List Price	\$806,229.35	\$832,694.55	\$26,465.20	3.28%	↑
Average Original List \$ / SqFt	\$263.07	\$270.00	\$6.93	2.63%	↑
Average Sale Price as % of List Price	98.61%	98.48%	-0.13%	-0.13%	↓
Average Sale Price as % of Original List Price	96.92%	96.77%	-0.15%	-0.15%	↓
Average Sale Price as % of Assessed Price	N/A	N/A	N/A	N/A	↔
Sold Units - Short Sale	0	3	3	0%	↑
Sold Units - Lender-Owned	1	1	0	0%	↔
12-Month Activity as of December 31	2016	2017	Var.	Var. %	Trend
Units Listed	341	308	-33	-9.68%	↓
Units Price Changed	127	114	-13	-10.24%	↓
Units Went Pending	271	245	-26	-9.59%	↓
Units Sold	252	246	-6	-2.38%	↓

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