

# Q2 2020 SUDBURY



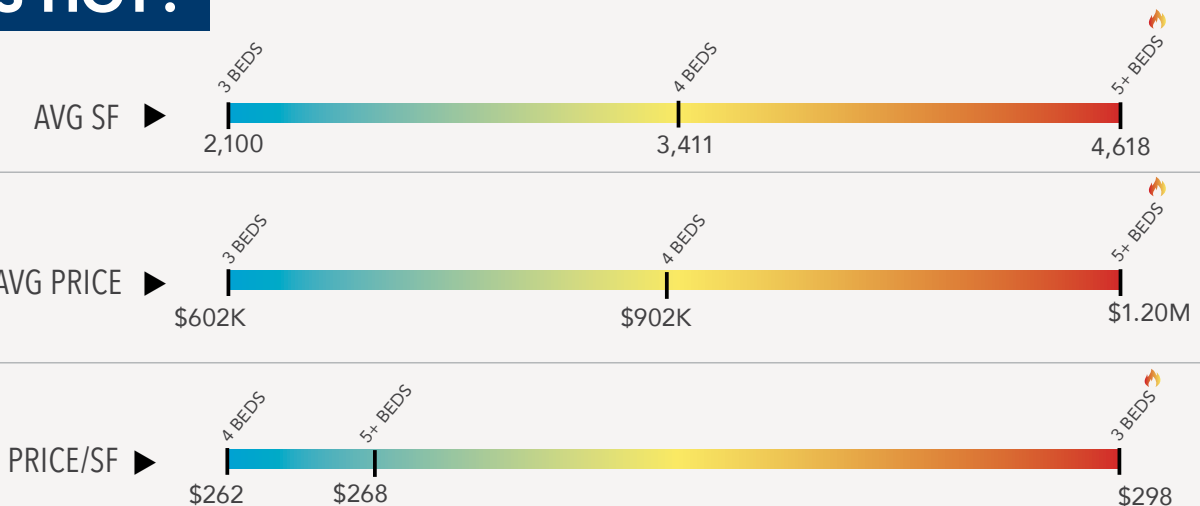
## TRENDS & INSIGHTS

Despite the global pandemic, prices in Sudbury have increased year over year when comparing Q2 2019's average sales price (\$834,927) to Q2 2020's (\$896,897), a 7.4% increase. Total closings are down by 13.4% over that same timeframe, which is about average for the greater MetroWest area during Q2 2020. At the top end of the market, Sudbury had one outlying sale over \$3M (next highest was \$1.88M).

- 96 Lincoln Lane – Sold for \$3,800,000 (listed for \$4,300,000, a 13% discount). Five garage parking spaces on two acres of land with 1,200 wine cellar, pool, and spacious gym
- Last years' highest priced Q2 2019 sale was 193 Dutton Road. Sold for \$3,267,500 and included nine garage parking spaces on five acres of land



## WHAT'S HOT?



## AVERAGE SALES PRICE



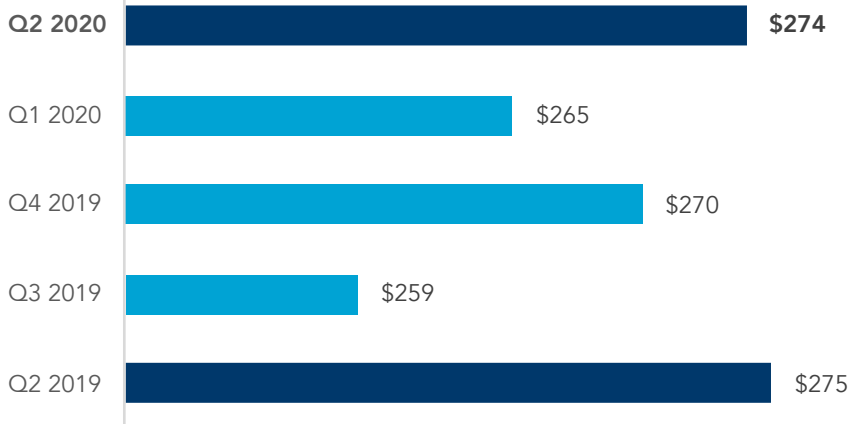
**↑ 7.4%**  
 YEAR OVER YEAR  
**\$61,970**  
 INCREASE



## AVERAGE COST PER SQ FT



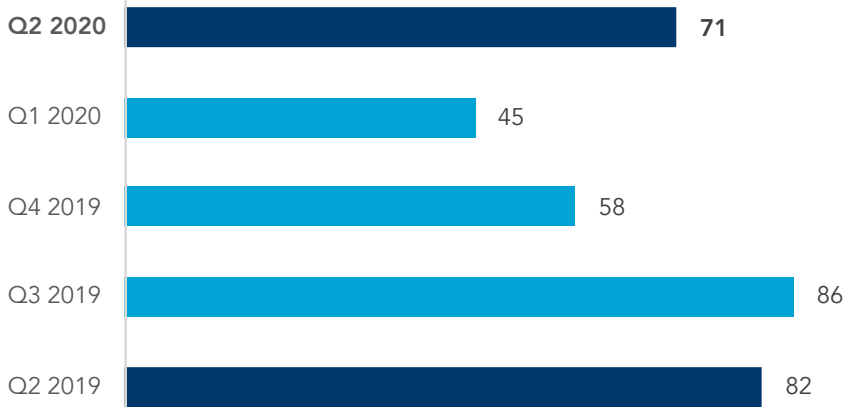
**↓ 0.4%**  
 YEAR OVER YEAR  
**\$1**  
 DECREASE



## NUMBER OF CLOSINGS



**↓ 13.4%**  
 YEAR OVER YEAR  
**11 UNIT**  
 DECREASE



*Note: Data is sourced from MLS, Single Family only*