



COLDWELL BANKER
REALTY

NEIGHBORHOOD REPORT

Sudbury, Massachusetts



Presented by

Elizabeth Crampton | REALTOR® | CRS

Elizabeth Crampton
FINE BOSTON LIVING

Work: (781) 389-4400 | Fax: (781) 863-0207

Main: egcrampton@aol.com

Agent: www.FineBostonLiving.com

Coldwell Banker Realty
1775 Massachusetts Avenue
Lexington, MA 02420



Neighborhood: Housing Stats and Charts

	Sudbury	Middlesex County	Massachusetts	USA
Median Estimated Home Value	\$1.07M	\$707K	\$576K	\$345K
Estimated Home Value 12-Month Change	+9.5%	+6.1%	+8.2%	+13.9%
Median List Price	\$1.25M	\$819K	\$650K	—
List Price 1-Month Change	-7.4%	+7.1%	+4%	—
List Price 12-Month Change	-21.9%	+22.5%	+18.2%	—
Median Home Age	48	64	62	43
Own	—	62%	62%	64%
Rent	—	38%	38%	36%
\$ Value of All Buildings for which Permits Were Issued	—	\$821M	\$4.76B	\$307B
% Change in Permits for All Buildings	—	-3%	+4%	+13%
% Change in \$ Value for All Buildings	—	-8%	+29%	+10%

Median Sales Price vs. Sales Volume

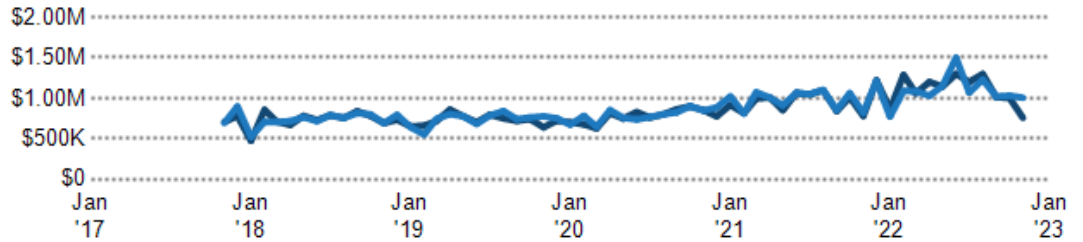
This chart compares the listings and public records sales price trend and sales volume for homes in an area.

Data Source: Public Record and Listing data

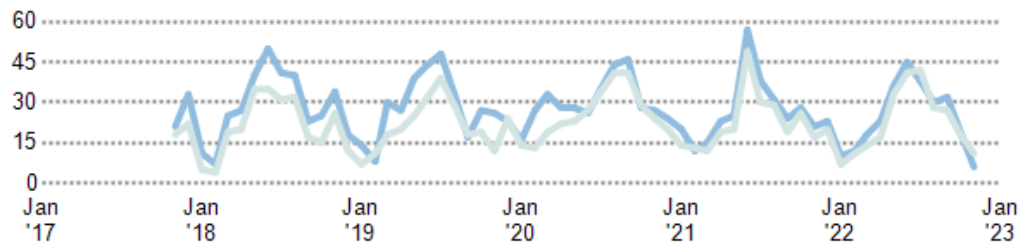
Update Frequency: Monthly

- Median Sales Price Public Records
- Median Sales Price Listings
- Sales Volume Public Records
- Sales Volume Listings

Median Sales Price



Sales Volume



Median Listing Price vs. Listing Volume

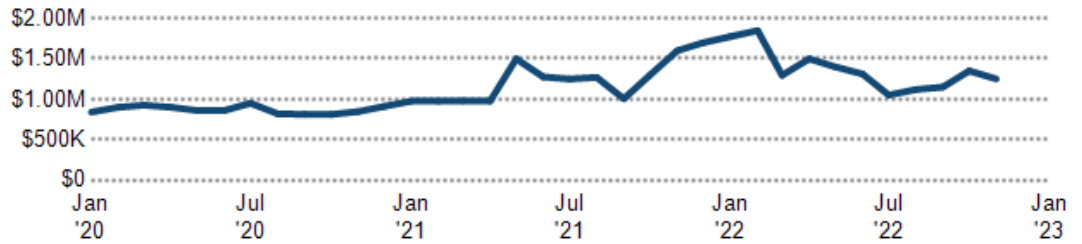
This chart compares the listings and public records sales price trend and sales volume for homes in an area.

Data Source: Public Record and Listing data

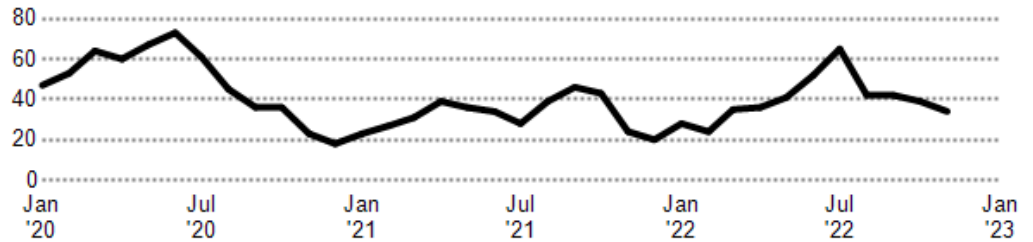
Update Frequency: Monthly

■ Median List Price
■ Listing Volume

Median List Price



Listing Volume



Price Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three months within different price ranges in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data is unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records data

Update Frequency: Daily

■ Sales Count By Price Range



Price per Square Foot of Comps Sold

This chart shows the distribution of homes reported sold in the past three months at different prices per square foot.

Data Source: Public records data

Update Frequency: Daily

■ Sales Count By Price Per Sq Ft





Size of Homes Sold

This chart shows the distribution of homes reported sold in the past three months of different sizes in the area of your search.

Data Source: Public records data

Update Frequency: Daily

■ Sales Count By Living Area



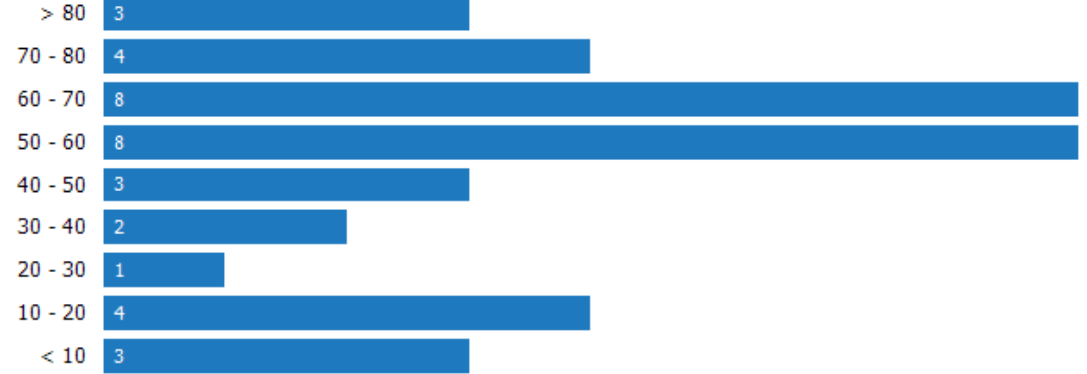
Age Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three months of different age ranges in the area of your search.

Data Source: Public records data

Update Frequency: Daily

■ Sales Count by Age of House



Number of Bedrooms in Homes Sold

This chart shows the distribution of homes reported sold in the past three months, compared by the number of bedrooms, in the area of your search.

Data Source: Public records data

Update Frequency: Daily

■ Sales Count by Bedroom





Neighborhood: People Stats and Charts

	Middlesex County	Massachusetts	USA
Population	1.6M	6.85M	325M
Population Density per Sq Mi	1.96K	878	–
Population Change since 2010	+6.9%	+6.3%	+8.2%
Median Age	39	40	38
Male / Female Ratio	49%	49%	49%



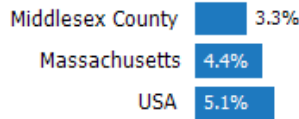
Education Levels of Population

This chart shows the educational achievement levels of adults in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2021

Update Frequency: Annually

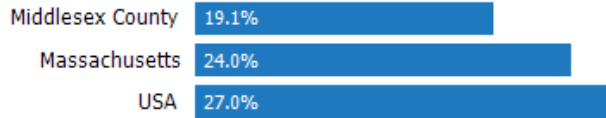
Less Than 9th Grade



9-12th Grade/No Diploma



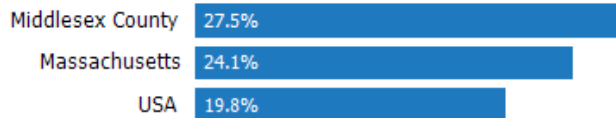
High School Graduate



Associate Degree



Bachelor's Degree



At Least a College Education



Grad/Professional Degree



Presidential Voting Pattern

This chart shows how residents of a county voted in the 2020 presidential election.

Data Source: USElectionAtlas.org

Update Frequency: Quadrennially



Neighborhood: Economic Stats and Charts

	Sudbury	Middlesex County	Massachusetts	USA
Income Per Capita	–	\$52,228	\$43,761	\$34,103
Median Household Income	–	\$102,603	\$81,215	\$62,843
Unemployment Rate	–	2.6%	4.3%	3.8%
Unemployment Number	–	23.7K	160K	–
Employment Number	–	–	3.6M	–
Labor Force Number	–	–	3.76M	–

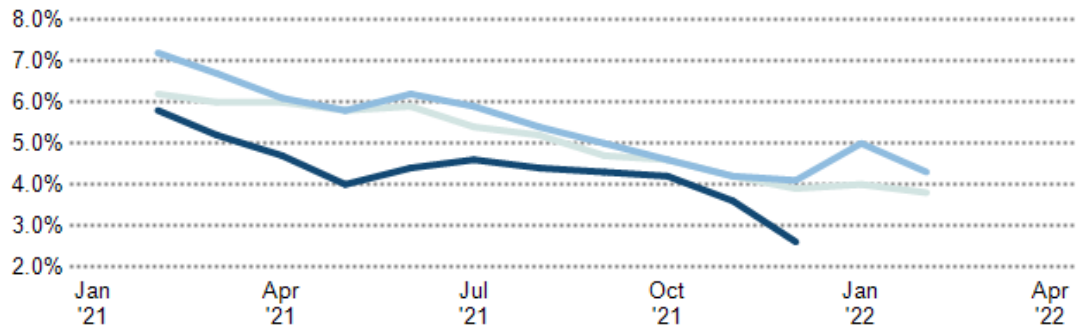
Unemployment Rate

This chart shows the unemployment trend in the area of your search. The unemployment rate is an important driver behind the housing market.

Data Source: Bureau of Labor Statistics

Update Frequency: Monthly

- Middlesex County
- Massachusetts
- USA



Neighborhood: Quality of Life Stats and Charts

Quality of Life in 01776

	Sudbury	Middlesex County	Massachusetts	USA
Elevation (in feet)	–	227	–	–
Annual Rainfall (in inches)	–	45	45.79	–
Annual Snowfall (in inches)	–	57.91	52.84	–
Days of Full Sun (per year)	–	83	83	–
Travel Time to Work (in minutes)	–	31	30	27
Water Quality - Health Violations	–	–	–	–
Water Quality - Monitoring and Report Violations	–	–	–	–
Superfund Sites	–	29	62	2,417
Brownfield Sites	–	Yes	Yes	Yes

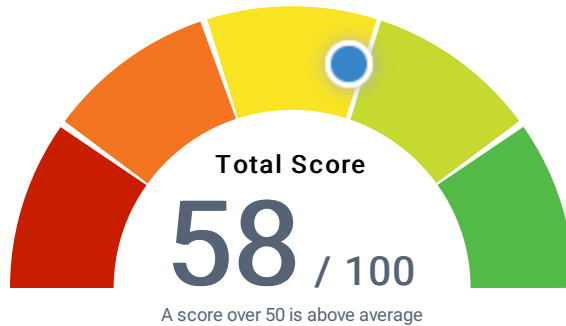
AARP Livability™ Index for 01776

This chart rates the overall livability of a selected ZIP code on a scale from 0 to 100. AARP Livability™ is a trademark of AARP Inc.

Data Source: [AARP](#)

Update Frequency: Annual

● 0-19 ● 20-39 ● 40-59 ● 60-79 ● 80-100



Housing	19
Affordability & Access	
Neighborhood	56
Access to Life, Work & Play	
Transportation	44
Safe & Convenient Options	
Environment	74
Clean Air & Water	
Health	77
Prevention, Access & Quality	
Engagement	75
Civic & Social Involvement	
Opportunity	59
Inclusion & Possibilities	

About RPR (Realtors Property Resource)

- Realtors Property Resource® is a wholly owned subsidiary of the National Association REALTORS®.
- RPR offers comprehensive data – including a nationwide database of 164 million properties – as well as powerful analytics and dynamic reports exclusively for members of the NAR.
- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.
- This report has been provided to you by a member of the NAR.



About RPR's Data

RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.
- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.



Update Frequency

- Listings and public records data are updated on a continuous basis.
- Charts and statistics calculated from listing and public records data are refreshed monthly.
- Other data sets range from daily to annual updates.

Learn more

For more information about RPR, please visit RPR's public website: <https://blog.narrpr.com>



Guaranteed Rate Affinity



Contact:
Rick Waldron, Loan Officer
Rick.Waldron@grarate.com
Office: (781) 858-8877

NMLS# 484107
25 Waltham Street
Lexington, MA 02421

<https://www.grarate.com/loan-officer/RickWaldron>

CBRB Relocation Services



RESIDENTIAL BROKERAGE
RELOCATION SERVICES

relocation@nemoves.com

Work: (800) 874-0701
Fax: (781) 684-4995

NOTE: This communication is provided to you for informational purposes only and should not be relied upon by you. The real estate firm identified on this report is not a mortgage lender and so you should contact the mortgage company identified above directly to learn more about its mortgage products and your eligibility for such products.

NRT Insurance Agency, Inc.



INSURANCE AGENCY, INC.

Contact:
NRT Insurance Agency, Inc
Work: (888) 717-1776
Fax: (781) 684-7310
nrtinsurance.com

American Home Shield



Contact:
Dan Gamache
dgamache@ahslink.com
Work: (800) 800-8880 x6619
Mobile: (339) 927-7819
Fax: (706) 298-3251
ahsrealestate.com