

# Rising Child Care Costs Put a Squeeze on Homeownership

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January 13, 2020

Child care costs have jumped 49% over the last 25 years. The cost of housing has increased by 14% in comparison, according to a new analysis from Freddie Mac.

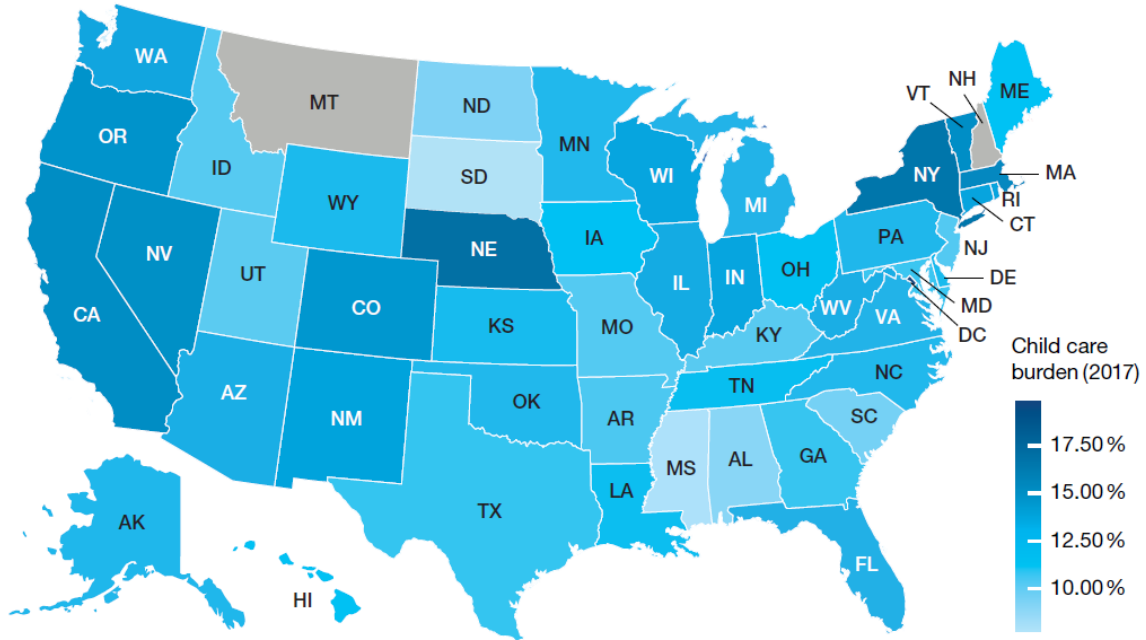
“The list of expenses for a family can be never-ending ... and presents challenges for many looking to buy or rent,” says Sam Khater, Freddie Mac’s chief economist. “One of the major challenges, when it comes to affording a home, is the high cost of child care. Our analysis finds that those families paying for child care generally are left with less money for housing. Specifically, we find they, on average, pay about half of the median mortgage payment and nearly 80% of the median rent.”

Freddie Mac’s research found that families spend, on average, \$715 a month on child care. That rises to \$758 per month if the main parent with child care responsibilities is employed (the mother in most cases). Families with younger children (to age 4) face even higher costs, averaging \$948 per month.

## Exhibit 5

### Average child care cost as a percentage of family median income (2017)

The affordability of child care varies considerably by state.



Source: Child Care Aware of America (2018).

Note: Expenditures are average of center and family-based care for an infant, toddler, and a 4-year old. Median income is for families with presence of own children under 18 years.

© Freddie Mac

Not surprising, families who make lower incomes face higher burdens from child care expenses. For instance, a family making less than \$1,500 a month spent an average of 40% of their income on childcare. Families making more than \$4,500 a month spent about 6.7% of their income on child care.

Exhibit 6

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**Child care expenditures and burden by income group** (Children, ages 0–5)

The share of income spent on child care has remained relatively constant, on aggregate.

Income Quartile	Monthly Expenditures <sup>1</sup>			Burden (share of income)	
	1990	2011	% Change	1990	2011
0 to 25% income quartile	\$348	\$359	3.3%	16.5%	17.4%
25% to 75% income quartiles	\$386	\$449	16.2%	8.5%	10.8%
75% to 100% income quartile	\$541	\$808	49.4%	5.3%	7.8%
<b>Entire sample</b>	<b>\$386</b>	<b>\$539</b>	<b>39.5%</b>	<b>9.3%</b>	<b>10.7%</b>

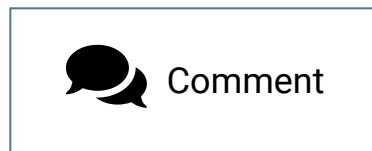
Source: Herbst (2018).

<sup>1</sup> Median estimates in 2013 dollars.

© Freddie Mac

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Source: “Family Budget Burdens Squeezing Housing: Child Care Costs,” Freddie Mac (Jan. 7, 2020)



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## Recent Stories in This Section

Property Type(s): **SF**

Status: **NEW, ACT, PCG, BOM, EXT, RAC, CTG, UAG, SLD, RNT, WDN, EXP, CAN, CSO** Price:

Timeframe:

Towns: **Sudbury, MA**

Advanced Criteria: **List Date: 01/01/2020 - 01/20/2020**

### Single Family Listings



x30

**MLS #: 72605770**      **Status: ACT**  
521 North Road  
Sudbury, MA: North Sudbury 01776  
**DOM: 12**  
**List \$/SqFt: \$273.85**

**List Price: \$549,900**  
**List Date: 01/08/2020**  
**Orig Price: \$549,900**  
**Taxes: 2020 \$9,815**  
**HOA:**

**Style:** Detached - Raised Ranch

**Rooms: 8    Beds: 4    Baths: 2f 1h    Master Bath: Yes    Living Area: 2,008 SqFt**  
**Garage: 2    Parking: 4    Fireplaces: 1    Year Built: 1966    Acres: 0.97 (42,178 SqFt)**

**Remarks:** Desirable North Sudbury Offering! This beautifully sited raised ranch has a fabulous view of flourishing wildlife conservation land directly behind it. Updated kitchen, stainless appliances, hardwood floors, crown moldings, wood burning fireplace in family room, central air, master with 1/2 bath, all...



x42

**MLS #: 72608048**      **Status: ACT**  
32 Pennymeadow Rd  
Sudbury, MA 01776  
**DOM: 5**  
**List \$/SqFt: \$266.07**

**List Price: \$650,000**  
**List Date: 01/15/2020**  
**Orig Price: \$650,000**  
**Taxes: 2019 \$10,418**  
**HOA: No**

**Style:** Detached - Split Entry

**Rooms: 8    Beds: 4    Baths: 2f 0h    Master Bath: No    Living Area: 2,443 SqFt**  
**Garage: 2    Parking: 6    Fireplaces: 1    Year Built: 1955    Acres: 1.05 (45,663 SqFt)**

**Remarks:** Fabulously updated home, with an acre of gorgeous grounds, located privately on a cul-de-sac in the top rated Sudbury schools. Welcome home to new bathrooms, new windows, fresh paint, sparkling hardwoods, and more! This modern layout offers flexible spaces to suit your lifestyle. The kitchen, with...



x30

**MLS #: 72605848**      **Status: CTG**  
28 Village Road  
Sudbury, MA 01776  
**DOM: 12 DTO: 5**  
**List \$/SqFt: \$324.20**

**List Price: \$689,900**  
**List Date: 01/08/2020**  
**Orig Price: \$689,900**  
**Taxes: 2019 \$11,092**  
**HOA:**

**Style:** Detached - Cape, Ranch

**Rooms: 8    Beds: 4    Baths: 2f 0h    Master Bath: Yes    Living Area: 2,128 SqFt**  
**Garage: 2    Parking: 6    Fireplaces: 2    Year Built: 1955    Acres: 1.34 (58,295 SqFt)**

**Remarks:** Enchanting, updated & admired 8 room ranch home offering outstanding updates making this fine home better than new! Handsomely sited on a level acre lot of lushly landscaped grounds with a fire pit, patio, pergola & organic garden, come fall in love with EVERY special detail including a 2015 designer...



x36

**MLS #: 72606343**      **Status: CTG**  
15 Webster Circle  
Sudbury, MA 01776  
**DOM: 11 DTO: 5**  
**List \$/SqFt: \$245.31**

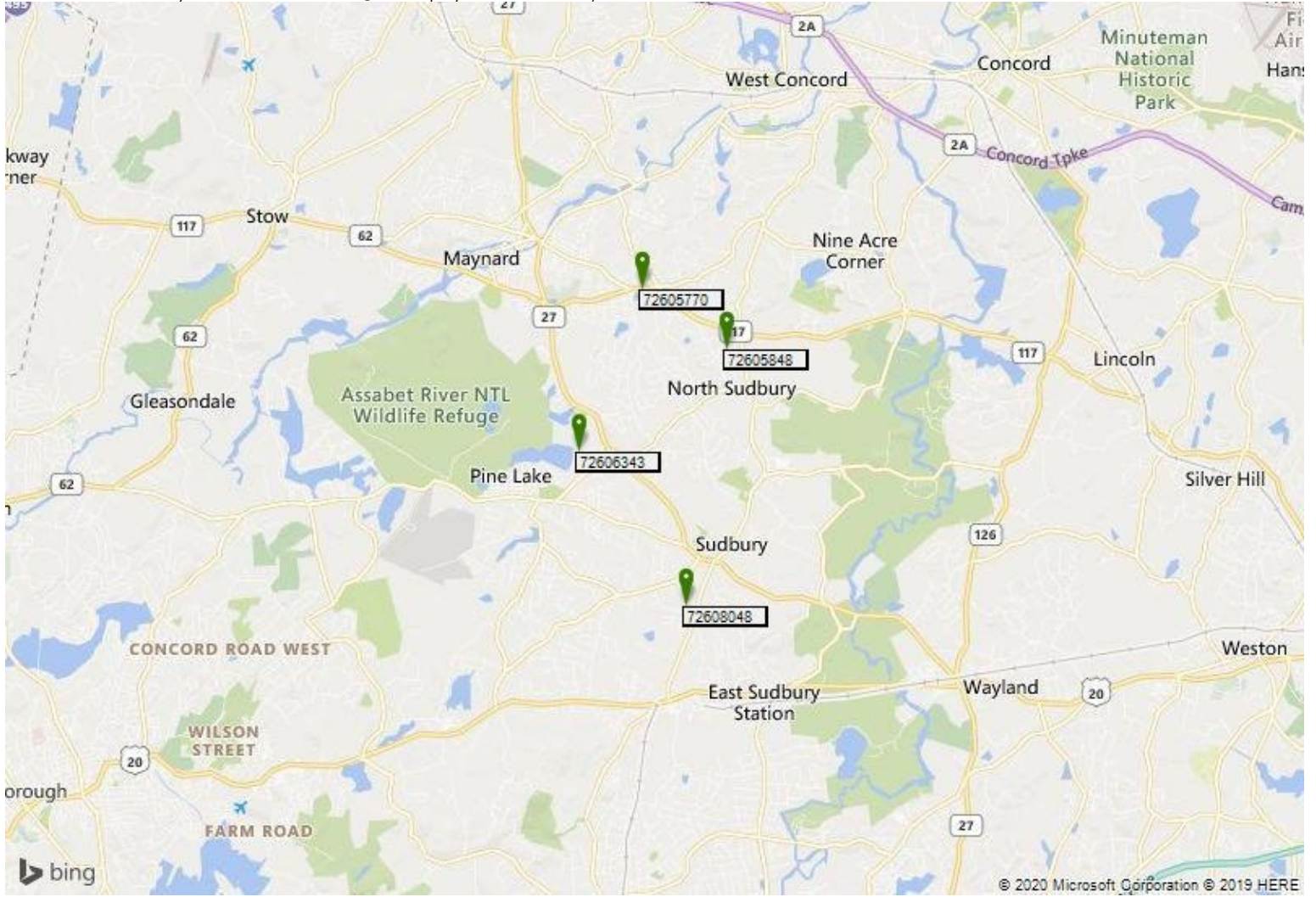
**List Price: \$1,099,000**  
**List Date: 01/09/2020**  
**Orig Price: \$1,099,000**  
**Taxes: 2019 \$18,850**  
**HOA:**

**Style:** Detached - Colonial

**Rooms: 14    Beds: 5    Baths: 3f 1h    Master Bath: Yes    Living Area: 4,480 SqFt**  
**Garage: 2    Parking: 10    Fireplaces: 3    Year Built: 1986    Acres: 0.93 (40,296 SqFt)**

**Remarks:** Come Fall In LOVE! Beautifully sited, built & updated, this 14 rm, 5 bedrm, 3.5 updated bath Col. is in one of Sudbury's most desirable ngbhds. Awesome level lot & within minutes to town pool, soccer & playground. Looking for a gracious flr plan that supports friends, family & entertaining? From the...

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Property Type(s): **SF**

Status: **NEW, ACT, PCG, BOM, EXT, RAC, CTG, UAG, SLD, RNT, WDN, EXP, CAN, CSO** Price:

Timeframe:

Towns: **Sudbury, MA**

Advanced Criteria: **List Date: 01/01/2019 - 01/20/2019**

### Single Family Listings



x27

**MLS #: 72442045**

51 Wagonwheel Road  
Sudbury, MA 01776

**DOM:** 19 **DTO:** 4

**List \$/SqFt:** \$253.58

**Sold \$/SqFt:** \$265.16

**Status:** **SLD**

**Sale Price:** **\$481,000**

**Sold Date:** 03/20/2019

**Off Mkt:** 02/04/2019

**List Price:** **\$460,000**

**List Date:** 01/17/2019

**Orig Price:** \$460,000

**Taxes:** 2019 \$9,610.81

**HOA:**

**Style:** Detached - Ranch

**Rooms:** 8

**Beds:** 3

**Baths:** 3f 0h

**Master Bath:** Yes

**Living Area:** 1,814 SqFt

**Garage:** 2

**Parking:** 6

**Fireplaces:** 2

**Year Built:** 1954

**Acres:** 0.8 (34,848 SqFt)

**Remarks:** Opportunity! Popular cul de sac street in South Sudbury neighborhood. Convenient to shops, restaurants, Loring school, Ma Pike. Much loved home ready for its next owner. Great floor plan with open Kitchen/Living Room. Expansive Family Room. Hardwood floors under the wall to wall carpet in most of...



x21

**MLS #: 72436120**

54 Blackmer  
Sudbury, MA 01776

**DOM:** 227 **DTO:** 38

**List \$/SqFt:** \$299.30

**Sold \$/SqFt:** \$296.18

**Status:** **SLD**

**Sale Price:** **\$465,000**

**Sold Date:** 04/08/2019

**Off Mkt:** 02/24/2019

**List Price:** **\$469,900**

**List Date:** 01/02/2019

**Orig Price:** \$479,900

**Taxes:** 2018 \$8,823

**HOA:**

**Style:** Detached - Contemporary

**Rooms:** 8

**Beds:** 3

**Baths:** 1f 1h

**Master Bath:**

**Living Area:** 1,570 SqFt

**Garage:** 2

**Parking:** 4

**Fireplaces:** 2

**Year Built:** 1960

**Acres:** 0.92 (40,075 SqFt)

**Remarks:** Back On Market due to buyers home not selling! \$10,000 Price Reduction! South Sudbury cul de sac! Newer roof! New Gas furnace! New 200 amp electrical! Vinyl replacement windows! New Central A/C! Nice sized living room with fireplace and open to dining room. Kitchen with stainless stove, refrigerator,...



x25

**MLS #: 72438427**

26 Longfellow Road  
Sudbury, MA 01776

**DOM:** 30 **DTO:** 13

**List \$/SqFt:** \$427.23

**Sold \$/SqFt:** \$416.95

**Status:** **SLD**

**Sale Price:** **\$487,000**

**Sold Date:** 03/29/2019

**Off Mkt:** 02/06/2019

**List Price:** **\$499,000**

**List Date:** 01/08/2019

**Orig Price:** \$499,000

**Taxes:** 2018 \$6,704

**HOA:**

**Style:** Detached - Ranch

**Rooms:** 6

**Beds:** 4

**Baths:** 2f 0h

**Master Bath:** No

**Living Area:** 1,168 SqFt

**Garage:** 0

**Parking:** 4

**Fireplaces:** 0

**Year Built:** 1957

**Acres:** 0.72 (31,363 SqFt)

**Remarks:** Nothing was spared in updating this charming home. Open floor plan with 3 bedrooms, 2 full baths and an office. This cozy home boasts a new, high-efficiency furnace with central air, 200 amp electric service, wood flooring throughout, and a gas stove for both ambiance and function. A french door...



x21

**MLS #: 72436667**

424 Concord Road  
Sudbury, MA 01776

**DOM:** 57 **DTO:** 48

**List \$/SqFt:** \$333.33

**Sold \$/SqFt:** \$333.27

**Status:** **SLD**

**Sale Price:** **\$499,900**

**Sold Date:** 03/29/2019

**Off Mkt:** 02/28/2019

**List Price:** **\$499,999**

**List Date:** 01/02/2019

**Orig Price:** \$549,900

**Taxes:** 2019 \$9,413

**HOA:** No

**Style:** Detached - Bungalow

**Rooms:** 7

**Beds:** 3

**Baths:** 1f 1h

**Master Bath:** Yes

**Living Area:** 1,500 SqFt

**Garage:** 0

**Parking:** 4

**Fireplaces:** 1

**Year Built:** 1950

**Acres:** 1.04 (45,314 SqFt)

**Remarks:** Empty Nester's dream! Looking for a condo alternative? This charming cottage takes you back to another time. Beautiful fireplaced living room has window walls on two sides with tongue-in-groove paneling and built-ins on either side of the fireplace. The dining room is beckoning as well, for those...



📷 x30

**MLS #: 72441849**  
10 Beechwood Ave  
Sudbury, MA 01776  
**DOM: 4 DTO: 3**  
**List \$/SqFt:** \$259.52  
**Sold \$/SqFt:** \$264.29

**Status: SLD**  
**Sale Price: \$555,000**  
**Sold Date: 03/27/2019**  
**Off Mkt: 01/19/2019**

**List Price: \$545,000**  
**List Date: 01/16/2019**  
**Orig Price: \$545,000**  
**Taxes: 2018 \$7,917.87**  
**HOA:**

**Style:** Detached - Colonial

**Rooms:** 9    **Beds:** 3    **Baths:** 2f 1h    **Master Bath:** No    **Living Area:** 2,100 SqFt  
**Garage:** 0    **Parking:** 4    **Fireplaces:** 1    **Year Built:** 1994    **Acres:** 0.11 (5,000 SqFt)

**Remarks:** Picture perfect colonial in one of Sudbury's most desirable family neighborhoods. This beautiful home boasts a welcoming living room with cozy, wood burning fireplace and picture window. Large eat-in kitchen leading to the deck and fenced in backyard with storage shed. Upper level has a wonderful...



📷 x28

**MLS #: 72437838**  
36 Windmill Drive  
Sudbury, MA 01776  
**DOM: 31 DTO: 17**  
**List \$/SqFt:** \$289.27  
**Sold \$/SqFt:** \$280.12

**Status: SLD**  
**Sale Price: \$532,500**  
**Sold Date: 02/28/2019**  
**Off Mkt: 02/06/2019**

**List Price: \$549,900**  
**List Date: 01/07/2019**  
**Orig Price: \$549,900**  
**Taxes: 2018 \$9,650**  
**HOA:**

**Style:** Detached - Ranch

**Rooms:** 8    **Beds:** 3    **Baths:** 2f 0h    **Master Bath:** Yes    **Living Area:** 1,901 SqFt  
**Garage:** 1    **Parking:** 3    **Fireplaces:** 1    **Year Built:** 1957    **Acres:** 0.79 (34,412 SqFt)

**Remarks:** Highly desirable North Sudbury ranch is set on 3/4 acre lot on a cul-de-sac. Some notable features include Andersen Windows, light capturing bay window in entertainment size living room, with woodburning fireplace, hardwoods, newer architectural roofing and top of the line Buderus heating system await...



📷 x26

**MLS #: 72441452**  
521 North Road  
Sudbury, MA 01776  
**DOM: 65**  
**List \$/SqFt:** \$273.90

**Status: CAN**  
**Off Mkt: 03/22/2019**

**List Price: \$550,000**  
**List Date: 01/16/2019**  
**Orig Price: \$550,000**  
**Taxes: 2019 \$9,815**  
**HOA: No**

**Style:** Detached - Raised Ranch

**Rooms:** 8    **Beds:** 4    **Baths:** 2f 1h    **Master Bath:** Yes    **Living Area:** 2,008 SqFt  
**Garage:** 2    **Parking:** 6    **Fireplaces:** 1    **Year Built:** 1966    **Acres:** 0.97 (42,178 SqFt)

**Remarks:** This is the BEST VALUE you will find in Sudbury! Modernized 4 bedroom, 2.5 raised ranch has many updates including fully pre-paid solar panels (2014)! Other enhancements include newer septic (2016), roof (2014), window replacements (2010 & 2015), new gas boiler (2012), and MassSave insulation (2010)....



📷 x23

**MLS #: 72436099**  
370 Maynard Road  
Sudbury, MA 01776  
**DOM: 507 DTO: 271**  
**List \$/SqFt:** \$218.62

**Status: UAG**  
**Ant. Sale Date: 01/29/2020**  
**Off Mkt: 11/05/2019**

**List Price: \$869,000**  
**List Date: 01/02/2019**  
**Orig Price: \$989,000**  
**Taxes: 00 \$0**  
**HOA: No**

**Style:** Detached - Colonial

**Rooms:** 9    **Beds:** 4    **Baths:** 3f 1h    **Master Bath:** Yes    **Living Area:** 3,975 SqFt  
**Garage:** 2    **Parking:** 8    **Fireplaces:** 1    **Year Built:** 2018    **Acres:** 2.41 (104979.6 SqFt)

**Remarks:** New construction! Spectacular new construction in beautiful Sudbury from well respected local builder! Attention to detail is the hallmark of this local builder with the highest quality construction and sensible design. Spacious open floor plan ideal for today's lifestyle. Floor plan offers ease and...



x1

**MLS #: 72439881**  
142 Longfellow Road  
Sudbury, MA 01776  
**DOM:** 123  
**List \$/SqFt:** \$227.91

**Status:** CAN  
**Off Mkt:** 03/19/2019

**List Price: \$949,000**  
**List Date:** 01/11/2019  
**Orig Price:** \$975,000  
**Taxes:** 2018 \$15,909  
**HOA:** No

**Style:** Detached - Colonial

**Rooms:** 10    **Beds:** 5    **Baths:** 2f 1h    **Master Bath:** Yes    **Living Area:** 4,164 SqFt  
**Garage:** 2    **Parking:** 8    **Fireplaces:** 2    **Year Built:** 1978    **Acres:** 1.42 (61,780 SqFt)

**Remarks:** Beautiful 5 bedroom home located in the heart of desirable Bowker neighborhood in North Sudbury. Set far back off the street for lots of privacy. Open kitchen with double oven, granite counters and kitchen island are open to family room with fireplace and built ins. Living room with fireplace and large...



x24

**MLS #: 72438969**  
56 Chanticleer Road  
Sudbury, MA: North Sudbury 01776  
**DOM:** 78  
**List \$/SqFt:** \$194.15

**Status:** CAN  
**Off Mkt:** 03/28/2019

**List Price: \$975,000**  
**List Date:** 01/09/2019  
**Orig Price:** \$1,019,000  
**Taxes:** 2018 \$16,215.89  
**HOA:** No

**Style:** Detached - Colonial

**Rooms:** 13    **Beds:** 5    **Baths:** 2f 1h    **Master Bath:** Yes    **Living Area:** 5,022 SqFt  
**Garage:** 2    **Parking:** 5    **Fireplaces:** 2    **Year Built:** 1977    **Acres:** 0.94 (40,871 SqFt)

**Remarks:** Welcome to the Bowker - Sudbury's most sought-after neighborhood setting! Talk about love at first sight! This 5 bdrm hip roof colonial sits majestically on a manicured 40,000+ SF lot & offers updates & enhancements galore! 3 flrs of living space & a 29x14 "magazine beautiful" updated kit. with...



x30

**MLS #: 72443772**  
23 Sawmill Ln  
Sudbury, MA 01776  
**DOM:** 38  
**List \$/SqFt:** \$203.89

**Status:** EXP  
**Off Mkt:** 07/19/2019

**List Price: \$1,079,000**  
**List Date:** 01/19/2019  
**Orig Price:** \$1,079,000  
**Taxes:** 2018 \$18,229  
**HOA:** No

**Style:** Detached - Colonial, Farmhouse

**Rooms:** 15    **Beds:** 5    **Baths:** 4f 1h    **Master Bath:** Yes    **Living Area:** 5,292 SqFt  
**Garage:** 6    **Parking:** 12    **Fireplaces:** 1    **Year Built:** 2000    **Acres:** 0.79 (34,412 SqFt)

**Remarks:** OPEN FLOOR PLAN THOUGHTFULLY DESIGNED FOR TODAY'S LIVING WITH MULTI GENERATIONAL SPACES TO ACCOMMODATE EXTENDED FAMILIES. The HUB of this home is the STATE-of-the-ART PROFESSIONAL STAINLESS STEEL KITCHEN. All of the appliances were picked for FUNCTION rather than just a product line. Complete w 48 inch ...



x30

**MLS #: 72441315**  
67 Carriage Way  
Sudbury, MA 01776  
**DOM:** 19 **DTO:** 5  
**List \$/SqFt:** \$334.35  
**Sold \$/SqFt:** \$320.42

**Status:** SLD  
**Sale Price:** **\$1,149,999**  
**Sold Date:** 02/14/2019  
**Off Mkt:** 02/01/2019

**List Price: \$1,199,999**  
**List Date:** 01/14/2019  
**Orig Price:** \$1,199,999  
**Taxes:** 2018 \$19,302  
**HOA:** Yes \$600/yr

**Style:** Detached - Colonial

**Rooms:** 8    **Beds:** 4    **Baths:** 3f 2h    **Master Bath:** Yes    **Living Area:** 3,589 SqFt  
**Garage:** 2    **Parking:** 4    **Fireplaces:** 1    **Year Built:** 1993    **Acres:** 2.26 (98,370 SqFt)

**Remarks:** Nestled on a 2.26 acre wooded lot overlooking acres of conservation meadowland and walking trails with the scenic Carding Mill Pond as a backdrop, a custom Colonial home awaits. Over 5688 SF of space on 3 levels. A spacious foyer with an elegant staircase greets you and leads you to the living room with...





📷 x28

**MLS #: 72436927**

25 Wyman Drive  
Sudbury, MA 01776

**DOM:** 42 **DTO:** 27  
**List \$/SqFt:** \$207.24  
**Sold \$/SqFt:** \$197.77

**Status:** SLD

**Sale Price:** **\$1,169,000**  
**Sold Date:** 03/19/2019  
**Off Mkt:** 02/13/2019

**List Price:** **\$1,225,000**  
**List Date:** 01/03/2019  
**Orig Price:** \$1,225,000  
**Taxes:** 2018 \$20,840  
**HOA:**

**Style:** Detached - Colonial

**Rooms:** 12    **Beds:** 4    **Baths:** 4f 1h    **Master Bath:** Yes    **Living Area:** 5,911 SqFt  
**Garage:** 3    **Parking:** 6    **Fireplaces:** 2    **Year Built:** 1995    **Acres:** 0.94 (40,871 SqFt)

**Remarks:** Willis Hills finest offering, custom built 4 bedroom, 4 1/2 bath home. Beautifully sited on one of the finest lots in Willis Hills. Soaring two story foyer open to living room, on to newer chefs kitchen with stainless steel high end appliances including two dishwashers. Family room open to kitchen and...



📷 x30 V V

**MLS #: 72442710**

100 Prides Crossing Rd  
Sudbury, MA 01776

**DOM:** 148 **DTO:** 128  
**List \$/SqFt:** \$211.69  
**Sold \$/SqFt:** \$203.55

**Status:** SLD

**Sale Price:** **\$1,250,000**  
**Sold Date:** 08/29/2019  
**Off Mkt:** 06/14/2019

**List Price:** **\$1,299,999**  
**List Date:** 01/18/2019  
**Orig Price:** \$1,643,000  
**Taxes:** 2019 \$24,864  
**HOA:** No

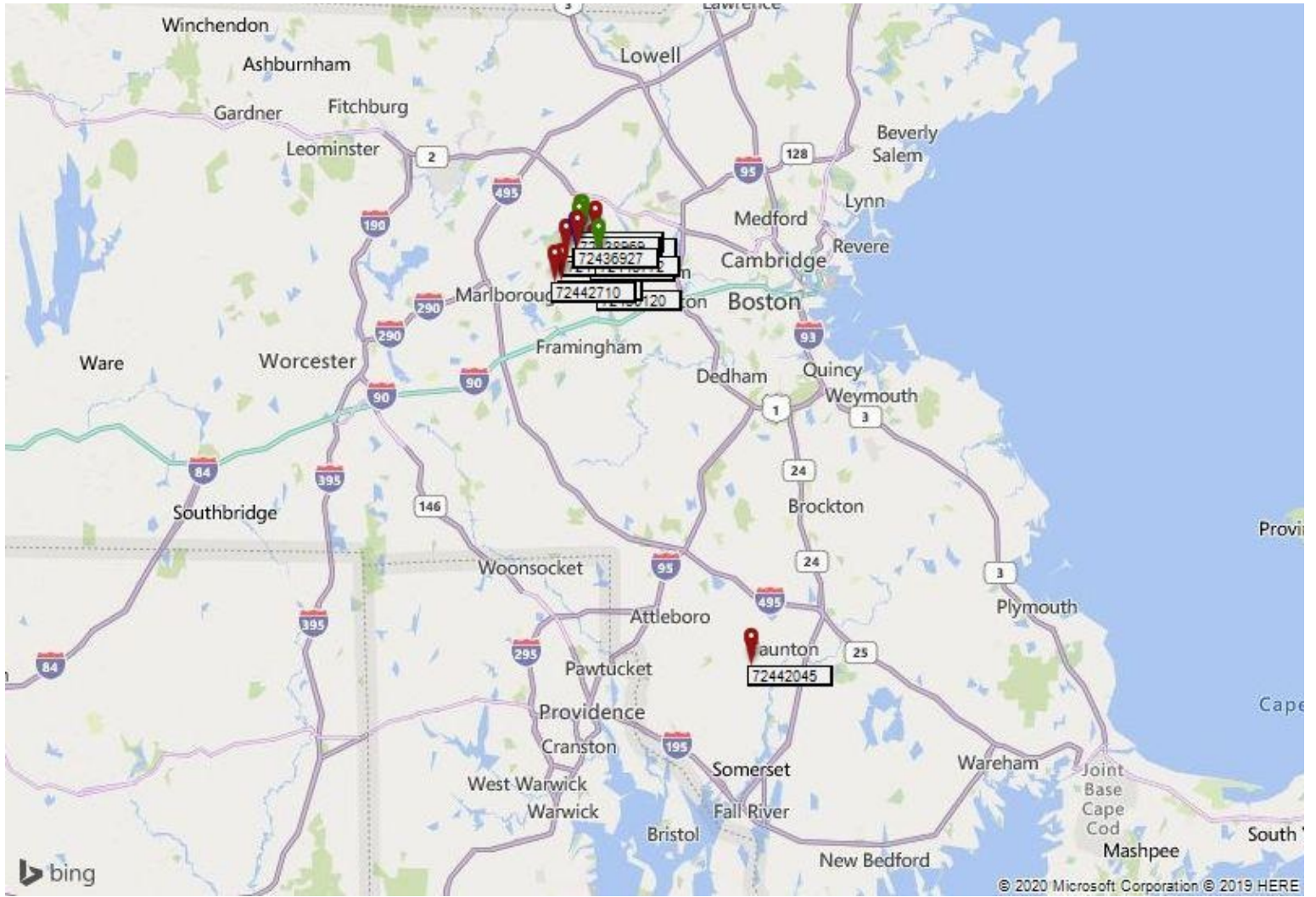
**Style:** Farm - Colonial, Contemporary, Victorian, Antique, Farmhouse, Craftsman, Georgian, Queen Anne, French Colonial

**Rooms:** 14    **Beds:** 6    **Baths:** 4f 0h    **Master Bath:** Yes    **Living Area:** 6,141 SqFt  
**Garage:** 3    **Parking:** 15    **Fireplaces:** 5    **Year Built:** 1982    **Acres:** 5 (217,942 SqFt)

**Remarks:** New \$20,000 credit offered to buyers, toward flooring, paint and/or updates. Call for more information Located in the COVETED Wayside Inn Historic district-5 acre zoning.First floor boasts open Kitchen with large eat in space and large office space.Sub zero appliances with pumpkin pine floors and...

**Single Family Listings:** 14    **Avg. Liv. Area SqFt:** 3296.79    **Avg. List \$:** \$797,914    **Avg. List \$/SqFt:** \$267    **Avg. DOM:** 99.14    **Avg. DTO:** 55.4    **Avg. Sale \$:** \$732,155    **Avg. Sale \$/SqFt:** \$286

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Property Type(s): **SF**

Status: **NEW, ACT, PCG, BOM, EXT, RAC, CTG, UAG, SLD, RNT, WDN, EXP, CAN, CSO** Price:

Timeframe:

Towns: **Sudbury, MA**

Advanced Criteria: **Offer Date: 01/01/2020 - 01/20/2020**

### Single Family Listings



x30

**MLS #: 72564843**  
80 Jarman Rd  
Sudbury, MA 01776  
**DOM: 124 DTO: 113**  
**List \$/SqFt: \$299.44**

**Status: CTG**

**List Price: \$539,000**  
**List Date: 09/18/2019**  
**Orig Price: \$569,000**  
**Taxes: 2020 \$7,750**  
**HOA:**

**Style:** Detached - Ranch

**Rooms:** 8

**Beds:** 3

**Baths:** 2f 1h

**Master Bath:**

**Living Area:** 1,800 SqFt

**Garage:** 1

**Parking:** 4

**Fireplaces:** 1

**Year Built:** 1958

**Acres:** 1.27 (55,246 SqFt)

**Remarks:** PRICE REDUCTION on this updated RANCH privately sited at the end of a cul-de-sac in one of Sudbury's coveted neighborhood. This 3 bedroom, 2.5 bath home boasts 1.27 acres. Renovated Kitchen and Baths. Large finished room in basement with new full bath. The 12x16 deck is perfect for barbecues and...



x23

**MLS #: 72587640**  
46 Tanbark Rd  
Sudbury, MA 01776  
**DOM: 104 DTO: 78**  
**List \$/SqFt: \$294.67**

**Status: CTG**

**List Price: \$569,900**  
**List Date: 11/01/2019**  
**Orig Price: \$585,000**  
**Taxes: 2019 \$9,428**  
**HOA: No**

**Style:** Detached - Contemporary, Multi-Level

**Rooms:** 8

**Beds:** 4

**Baths:** 3f 0h

**Master Bath:** Yes

**Living Area:** 1,934 SqFt

**Garage:** 1

**Parking:** 6

**Fireplaces:** 1

**Year Built:** 1958

**Acres:** 0.69 (30,056 SqFt)

**Remarks:** Fabulous 4BR/3BA home with master suite addition in a popular Sudbury neighborhood! Spacious living room with hardwood flooring, picture window and fireplace. The kitchen is updated with maple cabinetry, Corian countertops and stainless appliances and flows nicely to the dining room, both with hardwood...



x10

**MLS #: 72576904**  
290 Willis Road  
Sudbury, MA 01776  
**DOM: 94 DTO: 83**  
**List \$/SqFt: \$245.83**

**Status: UAG**

**Ant. Sale Date:** 02/07/2020

**Off Mkt:** 01/13/2020

**List Price: \$624,900**  
**List Date: 10/11/2019**  
**Orig Price: \$624,900**  
**Taxes: 2019 \$12,990**  
**HOA:**

**Style:** Attached - Colonial

**Rooms:** 9

**Beds:** 5

**Baths:** 2f 1h

**Master Bath:** Yes

**Living Area:** 2,542 SqFt

**Garage:** 2

**Parking:** 2

**Fireplaces:** 2

**Year Built:** 1967

**Acres:** 0.92 (40,118 SqFt)

**Remarks:** Bowker never on the market! This original 5 bedroom home with over 2500 sq.ft. is waiting with "good bones" for a face lift. Generous size rooms with all hardwood. Walk up attic room has heat and additional storage. Over-sized 2 car, attached garage has easy access to the mudroom and the back yard....



x42

**MLS #: 72580232**  
65 Lakewood Drive  
Sudbury, MA: North Sudbury 01776  
**DOM: 97 DTO: 87**  
**List \$/SqFt: \$337.21**

**Status: CTG**

**List Price: \$629,900**  
**List Date: 10/15/2019**  
**Orig Price: \$629,900**  
**Taxes: 2019 \$8,204.57**  
**HOA: No**

**Style:** Detached - Cape

**Rooms:** 9

**Beds:** 4

**Baths:** 2f 1h

**Master Bath:** Yes

**Living Area:** 1,868 SqFt

**Garage:** 1

**Parking:** 10

**Fireplaces:** 1

**Year Built:** 1954

**Acres:** 0.69 (30,056 SqFt)

**Remarks:** Nestled perfectly on a corner lot surrounded by 180-degree views of conservation land, a nature lover's dream in the friendly Pine Lakes Neighborhood. Meander down the walkway to oversized farmers porch for morning coffee, evening glass of wine, or entertaining on weekends with views of Willis Lake....



x25

**MLS #: 72567708**  
44 Woodside Road  
Sudbury, MA 01776  
**DOM: 123 DTO: 119**  
**List \$/SqFt: \$227.72**

**Status: CTG**

**List Price: \$639,900**  
**List Date: 09/19/2019**  
**Orig Price: \$725,000**  
**Taxes: 2020 \$11,445**  
**HOA: No**

**Style:** Detached - Gambrel /Dutch

**Rooms:** 9    **Beds:** 4    **Baths:** 2f 1h    **Master Bath:** Yes    **Living Area:** 2,810 SqFt  
**Garage:** 2    **Parking:** 6    **Fireplaces:** 1    **Year Built:** 1969    **Acres:** 0.94 (40,871 SqFt)

**Remarks:** Serenely sited on nearly 1 acre lot this spacious Gambrel home is larger than it looks & offers comfortable ambiance for family and social gatherings. First floor offers a fireplaced family room w/wood ceiling beams, HW flooring, custom built-ins, brick wall hearth and connects to a bright sunroom w/bay...



x30

**MLS #: 72605848**  
28 Village Road  
Sudbury, MA 01776  
**DOM: 12 DTO: 5**  
**List \$/SqFt: \$324.20**

**Status: CTG**

**List Price: \$689,900**  
**List Date: 01/08/2020**  
**Orig Price: \$689,900**  
**Taxes: 2019 \$11,092**  
**HOA:**

**Style:** Detached - Cape, Ranch

**Rooms:** 8    **Beds:** 4    **Baths:** 2f 0h    **Master Bath:** Yes    **Living Area:** 2,128 SqFt  
**Garage:** 2    **Parking:** 6    **Fireplaces:** 2    **Year Built:** 1955    **Acres:** 1.34 (58,295 SqFt)

**Remarks:** Enchanting, updated & admired 8 room ranch home offering outstanding updates making this fine home better than new! Handsomely sited on a level acre lot of lushly landscaped grounds with a fire pit, patio, pergola & organic garden, come fall in love with EVERY special detail including a 2015 designer...



x27 floor plans

**MLS #: 72557355**  
30 Summer Street  
Sudbury, MA 01776  
**DOM: 140 DTO: 131**  
**List \$/SqFt: \$367.60**

**Status: CTG**

**List Price: \$919,000**  
**List Date: 09/02/2019**  
**Orig Price: \$919,000**  
**Taxes: 2019 \$0**  
**HOA:**

**Style:** Detached - Colonial

**Rooms:** 10    **Beds:** 4    **Baths:** 2f 1h    **Master Bath:** Yes    **Living Area:** 2,500 SqFt  
**Garage:** 2    **Parking:** 2    **Fireplaces:** 1    **Year Built:** 2019    **Acres:** 0 (0.48 SqFt)

**Remarks:** New construction home with open layout and detail galore. Don't wait to schedule your showing today for this gorgeous 4 bedroom, 2.5 bath, energy rated home featuring stainless steel appliances, hardwood flooring, extensive mill work, walk up third level, and large level lot. Pick your finishes and...



x36

**MLS #: 72606343**  
15 Webster Circle  
Sudbury, MA 01776  
**DOM: 11 DTO: 5**  
**List \$/SqFt: \$245.31**

**Status: CTG**

**List Price: \$1,099,000**  
**List Date: 01/09/2020**  
**Orig Price: \$1,099,000**  
**Taxes: 2019 \$18,850**  
**HOA:**

**Style:** Detached - Colonial

**Rooms:** 14    **Beds:** 5    **Baths:** 3f 1h    **Master Bath:** Yes    **Living Area:** 4,480 SqFt  
**Garage:** 2    **Parking:** 10    **Fireplaces:** 3    **Year Built:** 1986    **Acres:** 0.93 (40,296 SqFt)

**Remarks:** Come Fall In LOVE! Beautifully sited, built & updated, this 14 rm, 5 bedrm, 3.5 updated bath Col. is in one of Sudbury's most desirable ngbhds. Awesome level lot & within minutes to town pool, soccer & playground. Looking for a gracious flr plan that supports friends, family & entertaining? From the...



x38

**MLS #: 72518870**  
460 Concord Road  
Sudbury, MA 01776  
**DOM: 201 DTO: 201**  
**List \$/SqFt: \$225.66**

**Status: UAG**  
**Ant. Sale Date: 01/29/2020**  
**Off Mkt: 01/02/2020**

**List Price: \$1,159,000**  
**List Date: 06/14/2019**  
**Orig Price: \$1,200,000**  
**Taxes: 2019 \$21,358**  
**HOA: No**

**Style:** Detached - Colonial  
**Rooms:** 14    **Beds:** 5    **Baths:** 4f 0h    **Master Bath:** Yes    **Living Area:** 5,136 SqFt  
**Garage:** 3    **Parking:** 6    **Fireplaces:** 3    **Year Built:** 1994    **Acres:** 3.49 (152,416 SqFt)

**Remarks:** Much Admired Estate Property features a Reproduction Colonial (1994) sits majestically back from the Road on a 3.5 Acre Lot! Boasting 4 levels of living with Wide Pine Floors, an Expansive Eat in Kitchen with Large Fireplace & Island that flows into a Family Room with Fireplace modeled after...



x42

**MLS #: 72540427**  
126 Marlboro Rd  
Sudbury, MA 01776  
**DOM: 160 DTO: 154**  
**List \$/SqFt: \$236.76**

**Status: CTG**

**List Price: \$1,180,000**  
**List Date: 07/26/2019**  
**Orig Price: \$1,249,900**  
**Taxes: 2019 \$18,288**  
**HOA:**

**Style:** Detached - Colonial  
**Rooms:** 12    **Beds:** 4    **Baths:** 3f 1h    **Master Bath:** Yes    **Living Area:** 4,984 SqFt  
**Garage:** 3    **Parking:** 8    **Fireplaces:** 1    **Year Built:** 1996    **Acres:** 0.93 (40,367 SqFt)

**Remarks:** Start making memories at this masterfully-built showplace on one of Sudbury's prettiest lots with views of spectacular fields & sunsets! A fab. fir plan with 12 rms, this 4-5 bdrm home will impress and amaze! If you love to entertain, garden & just relax, this move in ready home will check all of your...



x41

**MLS #: 72600478**  
49 Mary Catherine Ln  
Sudbury, MA: North Sudbury 01776  
**DOM: 38 DTO: 26**  
**List \$/SqFt: \$283.81**

**Status: CTG**

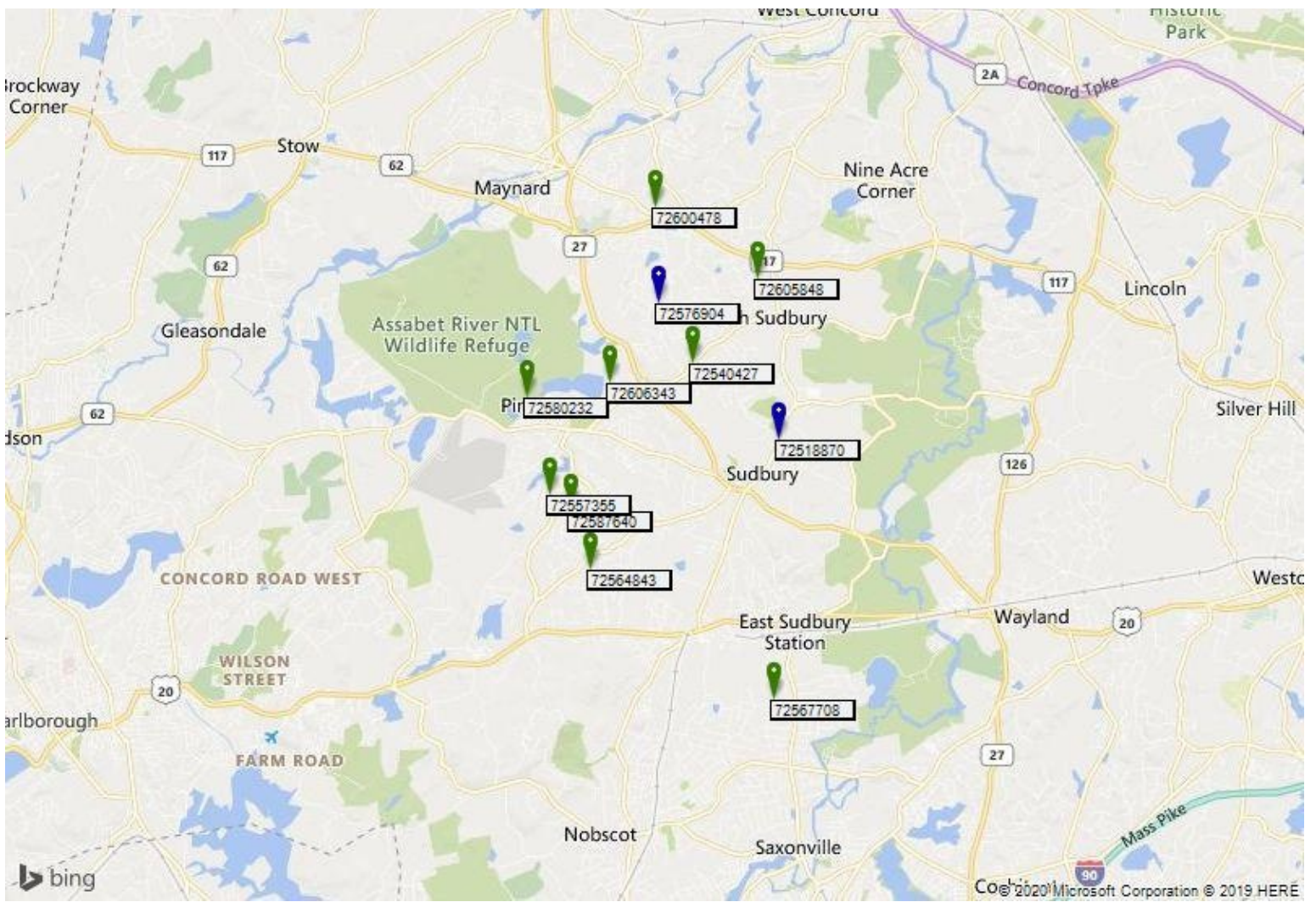
**List Price: \$1,299,000**  
**List Date: 12/13/2019**  
**Orig Price: \$1,299,000**  
**Taxes: 2019 \$21,050**  
**HOA: No**

**Style:** Detached - Colonial  
**Rooms:** 14    **Beds:** 5    **Baths:** 5f 1h    **Master Bath:** Yes    **Living Area:** 4,577 SqFt  
**Garage:** 3    **Parking:** 10    **Fireplaces:** 2    **Year Built:** 2005    **Acres:** 0.92 (40,000 SqFt)

**Remarks:** Quality abounds inside & out on this 2005 Colonial w/3 car garage in sought after neighborhood!.This lovely home boasts warmth while blending comfort and ease of living.The house has a gracious foyer, elegant living room w/gas FP and dining room. Large cherry cabinet kitchen w/large&inviting center...

**Single Family Listings: 11   Avg. Liv. Area SqFt: 3159.91   Avg. List \$: \$849,955   Avg. List \$/SqFt: \$281   Avg. DOM: 100.36   Avg. DTO: 91.09**

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Property Type(s): **SF**

Status: **NEW, ACT, PCG, BOM, EXT, RAC, CTG, UAG, SLD, RNT, WDN, EXP, CAN, CSO** Price:

Timeframe:

Towns: **Sudbury, MA**

Advanced Criteria: **Offer Date: 01/01/2019 - 01/20/2019**

### Single Family Listings



📷 x20

**MLS #: 72428440**

251 Hudson  
Sudbury, MA 01776

**DOM:** 47 **DTO:** 33  
**List \$/SqFt:** \$297.55  
**Sold \$/SqFt:** \$285.88

**Status:** SLD

**Sale Price:** **\$490,000**  
**Sold Date:** 02/15/2019  
**Off Mkt:** 01/15/2019

**List Price:** **\$510,000**

**List Date:** 11/30/2018

**Orig Price:** \$525,000

**Taxes:** 2019 \$8,351

**HOA:**

**Style:** Detached - Ranch

**Rooms:** 7 **Beds:** 3 **Baths:** 1f 0h **Master Bath:** No  
**Garage:** 4 **Parking:** 8 **Fireplaces:** 1 **Year Built:** 1945

**Living Area:** 1,714 SqFt  
**Acres:** 0.48 (20,909 SqFt)

**Remarks:** Expect to be pleasantly surprised by this delightful open and airy home with a spacious detached "toy box"! This charming home offers the ease of one-floor living with a newer cathedral ceiling kitchen open to a dramatic great room addition with skylights and a large windowed back wall with views to an...



📷 x29

**MLS #: 72421033**

4 Marlboro Road  
Sudbury, MA 01776

**DOM:** 216 **DTO:** 67  
**List \$/SqFt:** \$233.94  
**Sold \$/SqFt:** \$227.86

**Status:** SLD

**Sale Price:** **\$525,000**  
**Sold Date:** 02/28/2019  
**Off Mkt:** 01/27/2019

**List Price:** **\$539,000**

**List Date:** 11/07/2018

**Orig Price:** \$539,000

**Taxes:** 2018 \$10,351

**HOA:**

**Style:** Detached - Colonial

**Rooms:** 8 **Beds:** 4 **Baths:** 2f 1h **Master Bath:** No  
**Garage:** 2 **Parking:** 4 **Fireplaces:** 1 **Year Built:** 1920

**Living Area:** 2,304 SqFt  
**Acres:** 2.07 (90,169 SqFt)

**Remarks:** WOW! \$50,000 PRICE REDUCTION, LISTED BELOW ASSESSED VALUE Renovated & Charming Dutch Colonial set on over 2 acres abutting Conservation Land, surrounded by Large Plantings & Trees for Privacy. You will be delighted by the Refinished Wood Floors & the Renovated Spaces throughout the Home. An Updated &...



📷 x30

**MLS #: 72441849**

10 Beechwood Ave  
Sudbury, MA 01776

**DOM:** 4 **DTO:** 3  
**List \$/SqFt:** \$259.52  
**Sold \$/SqFt:** \$264.29

**Status:** SLD

**Sale Price:** **\$555,000**  
**Sold Date:** 03/27/2019  
**Off Mkt:** 01/19/2019

**List Price:** **\$545,000**

**List Date:** 01/16/2019

**Orig Price:** \$545,000

**Taxes:** 2018 \$7,917.87

**HOA:**

**Style:** Detached - Colonial

**Rooms:** 9 **Beds:** 3 **Baths:** 2f 1h **Master Bath:** No  
**Garage:** 0 **Parking:** 4 **Fireplaces:** 1 **Year Built:** 1994

**Living Area:** 2,100 SqFt  
**Acres:** 0.11 (5,000 SqFt)

**Remarks:** Picture perfect colonial in one of Sudbury's most desirable family neighborhoods. This beautiful home boasts a welcoming living room with cozy, wood burning fireplace and picture window. Large eat-in kitchen leading to the deck and fenced in backyard with storage shed. Upper level has a wonderful...



📷 x19

**MLS #: 72426221**

120 Hemlock Road  
Sudbury, MA 01776

**DOM:** 66 **DTO:** 51  
**List \$/SqFt:** \$328.82  
**Sold \$/SqFt:** \$328.82

**Status:** SLD

**Sale Price:** **\$559,000**  
**Sold Date:** 03/20/2019  
**Off Mkt:** 01/26/2019

**List Price:** **\$559,000**

**List Date:** 11/22/2018

**Orig Price:** \$569,000

**Taxes:** 2018 \$9,273.40

**HOA:** No

**Style:** Detached - Multi-Level

**Rooms:** 9 **Beds:** 3 **Baths:** 1f 1h **Master Bath:**  
**Garage:** 1 **Parking:** 5 **Fireplaces:** 1 **Year Built:** 1956

**Living Area:** 1,700 SqFt  
**Acres:** 0.62 (27,007 SqFt)

**Remarks:** Come fall in love! Wonderfully located on a cul de sac street in the heart of Sudbury, this 9 rm contemporary multi will steal your heart! With it's inviting flr plan, it's what everyone wants these days! Move in and do nothing! Boasting a gorgeous newer kitchen with white cabinets and granite counter...



x26 floor plans

**MLS #: 72361647**  
33 Goodmans Hill Rd  
Sudbury, MA 01776  
**DOM:** 177 **DTO:** 177  
**List \$/SqFt:** \$162.13  
**Sold \$/SqFt:** \$158.28

**Status:** SLD  
**Sale Price:** **\$780,000**  
**Sold Date:** 02/06/2019  
**Off Mkt:** 01/12/2019

**List Price:** **\$799,000**  
**List Date:** 07/13/2018  
**Orig Price:** \$849,000  
**Taxes:** 2018 \$15,577.47  
**HOA:**

**Style:** Detached - Colonial

**Rooms:** 12    **Beds:** 4    **Baths:** 3f 1h    **Master Bath:** Yes    **Living Area:** 4,928 SqFt  
**Garage:** 2    **Parking:** 6    **Fireplaces:** 2    **Year Built:** 1987    **Acres:** 3.66 (159,354 SqFt)

**Remarks:** Not a drive by! Not visible from road. HUGE VALUE @ ~\$162 sq ft! Situated on over 3.5 acres of land this spacious colonial home has it all. Although set on a private lot, the location is convenient to shops, restaurants & the center of town. Interior of home has been freshly painted & new carpet...



x26

**MLS #: 72367368**  
36 Fox Run Rd  
Sudbury, MA 01776  
**DOM:** 177 **DTO:** 162  
**List \$/SqFt:** \$175.34  
**Sold \$/SqFt:** \$168.17

**Status:** SLD  
**Sale Price:** **\$935,000**  
**Sold Date:** 03/18/2019  
**Off Mkt:** 01/16/2019

**List Price:** **\$974,900**  
**List Date:** 07/24/2018  
**Orig Price:** \$1,067,500  
**Taxes:** 2018 \$17,098  
**HOA:**

**Style:** Detached - Colonial

**Rooms:** 8    **Beds:** 5    **Baths:** 3f 1h    **Master Bath:** Yes    **Living Area:** 5,560 SqFt  
**Garage:** 2    **Parking:** 8    **Fireplaces:** 4    **Year Built:** 1991    **Acres:** 1 (43,485 SqFt)

**Remarks:** Coveted Neighborhood ! This home features the best in class woodwork including 4 piece crown moldings , wainscoting, hardwood floors, and over-sized rooms. An impressive foyer leads past the richly appointed study and into a spacious and functional kitchen with an abundance of high-end appliances,...



x29

**MLS #: 72379763**  
38 Carriage Way  
Sudbury, MA 01776  
**DOM:** 297 **DTO:** 152  
**List \$/SqFt:** \$200.33  
**Sold \$/SqFt:** \$199.37

**Status:** SLD  
**Sale Price:** **\$1,094,749**  
**Sold Date:** 04/08/2019  
**Off Mkt:** 01/28/2019

**List Price:** **\$1,099,999**  
**List Date:** 08/16/2018  
**Orig Price:** \$1,099,999  
**Taxes:** 2018 \$20,338  
**HOA:** Yes \$600/yr

**Style:** Detached - Colonial

**Rooms:** 13    **Beds:** 5    **Baths:** 4f 1h    **Master Bath:** Yes    **Living Area:** 5,491 SqFt  
**Garage:** 3    **Parking:** 10    **Fireplaces:** 2    **Year Built:** 1993    **Acres:** 2.21 (96,192 SqFt)

**Remarks:** UPSCALE ELEGANCE! One of THE MOST COVETED CUL-DE-SAC NEIGHBORHOODS OF CUSTOM BUILT, ARCHITECTURALLY SIGNIFICANT HOMES, is the setting for this STATELY 5 bedrm/4.5 bath COLONIAL on 2.21 acres! Winter peeks of the water view! The interior includes a dramatic Bridal Staircase, Banquet DR w/ wainscoting...



x30

**MLS #: 72441315**  
67 Carriage Way  
Sudbury, MA 01776  
**DOM:** 19 **DTO:** 5  
**List \$/SqFt:** \$334.35  
**Sold \$/SqFt:** \$320.42

**Status:** SLD  
**Sale Price:** **\$1,149,999**  
**Sold Date:** 02/14/2019  
**Off Mkt:** 02/01/2019

**List Price:** **\$1,199,999**  
**List Date:** 01/14/2019  
**Orig Price:** \$1,199,999  
**Taxes:** 2018 \$19,302  
**HOA:** Yes \$600/yr

**Style:** Detached - Colonial

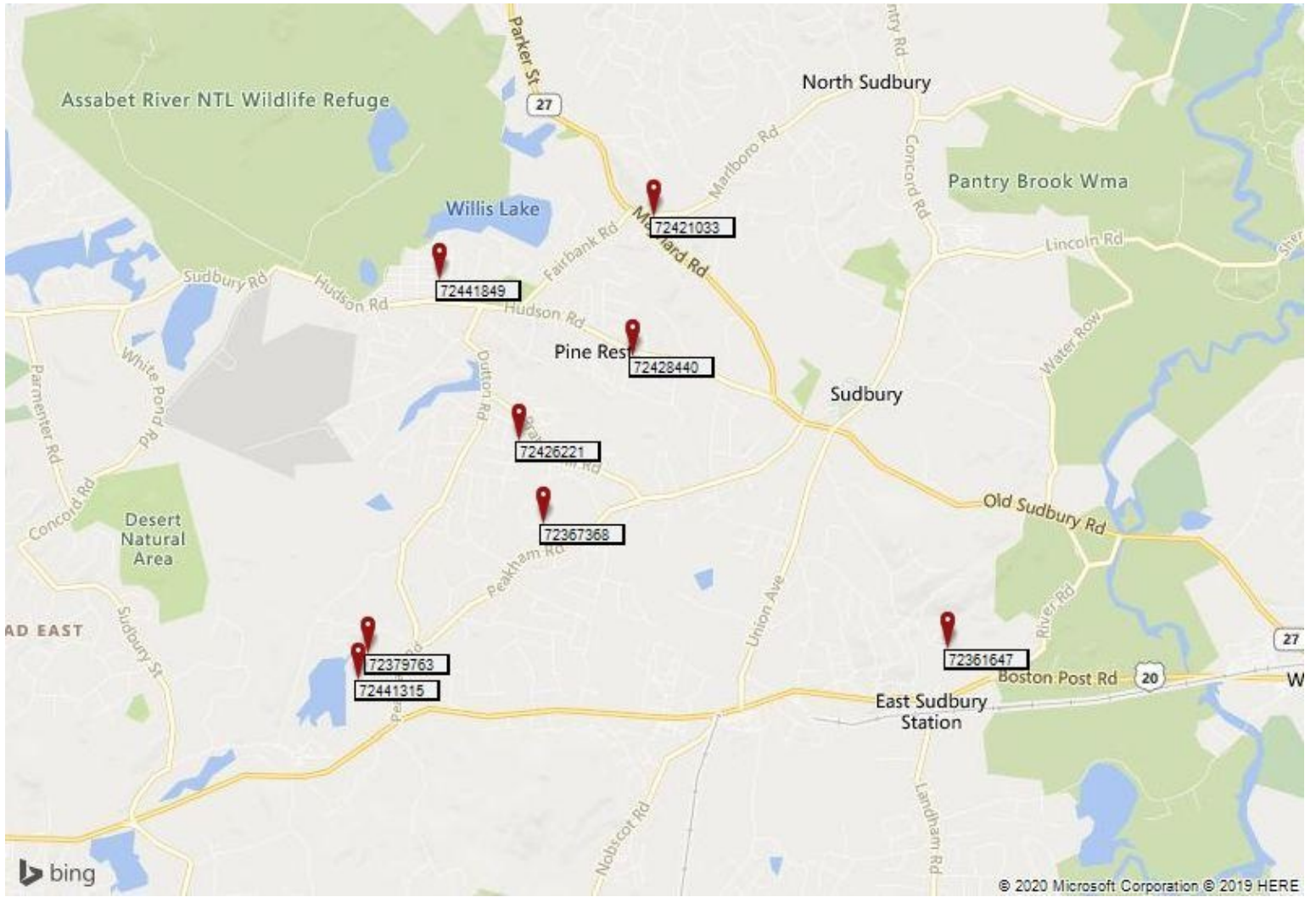
**Rooms:** 8    **Beds:** 4    **Baths:** 3f 2h    **Master Bath:** Yes    **Living Area:** 3,589 SqFt  
**Garage:** 2    **Parking:** 4    **Fireplaces:** 1    **Year Built:** 1993    **Acres:** 2.26 (98,370 SqFt)

**Remarks:** Nestled on a 2.26 acre wooded lot overlooking acres of conservation meadowland and walking trails with the scenic Carding Mill Pond as a backdrop, a custom Colonial home awaits. Over 5688 SF of space on 3 levels. A spacious foyer with an elegant staircase greets you and leads you to the living room with...

**Single Family Listings:** 8    **Avg. Liv. Area SqFt:** 3423.25    **Avg. List \$:** \$778,362    **Avg. List \$/SqFt:** \$249    **Avg. DOM:** 125.38    **Avg. DTO:** 81.25    **Avg. Sale \$:** \$761,094    **Avg. Sale \$/SqFt:** \$244

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Property Type(s): **SF**

Status: **SLD** Price:

Timeframe:

Towns: **Sudbury, MA**

Advanced Criteria: **Settled/Sale Date: 01/01/2020 - 01/20/2020**

### Single Family Listings



 x21

**MLS #: 72561651**

8 Basswood Ave  
Sudbury, MA 01776

**DOM:** 61 **DTO:** 50  
**List \$/SqFt:** \$291.60  
**Sold \$/SqFt:** \$281.25

**Status:** **SLD**

**Sale Price:** **\$405,000**  
**Sold Date:** 01/06/2020  
**Off Mkt:** 11/09/2019

**List Price:** **\$419,900**

**List Date:** 09/09/2019

**Orig Price:** \$425,000

**Taxes:** 2019 \$7,280

**HOA:** No

**Style:** Detached - Cape

**Rooms:** 6

**Beds:** 3

**Baths:** 1f 1h

**Master Bath:** No

**Living Area:** 1,440 SqFt

**Garage:** 0

**Parking:** 5

**Fireplaces:** 1

**Year Built:** 1960

**Acres:** 0.23 (10,019 SqFt)

**Remarks:** Lovely 3 bedroom Cape in one of Sudbury's most desirable neighborhoods is looking for your finishing touches! This home offers a fenced in back yard and raised flower beds awaiting your Spring plantings! Walking distance to Haskell Fields, town playground, Atkinson pool/Senior Center and the Assabet...



 x8 

**MLS #: 72557650**

200 Horse Pond Road  
Sudbury, MA 01776

**DOM:** 573 **DTO:** 30  
**List \$/SqFt:** \$332.50  
**Sold \$/SqFt:** \$283.45

**Status:** **SLD**

**Sale Price:** **\$375,000**  
**Sold Date:** 01/14/2020  
**Off Mkt:** 10/17/2019

**List Price:** **\$439,900**

**List Date:** 09/03/2019

**Orig Price:** \$449,900

**Taxes:** 2018 \$9,252

**HOA:**

**Style:** Detached - Cape, Ranch, Cottage

**Rooms:** 7

**Beds:** 3

**Baths:** 1f 0h

**Master Bath:**

**Living Area:** 1,323 SqFt

**Garage:** 0

**Parking:** 6

**Fireplaces:** 0

**Year Built:** 1932

**Acres:** 3.12 (135,907 SqFt)

**Remarks:** Make an offer!! Amazing 3 acres of land in Sudbury for a small price tag! So many possibilities- buyers & buyer agents do your due diligence. The bungalow style main house has great curb appeal & charm but does need a lot of work. This main home features, three bedrooms, a full bath, wide pine floors,...



 x12

**MLS #: 72599790**

11 Maple Ave  
Sudbury, MA 01176

**DOM:** 9 **DTO:** 9  
**List \$/SqFt:** \$287.49  
**Sold \$/SqFt:** \$212.99

**Status:** **SLD**

**Sale Price:** **\$400,000**  
**Sold Date:** 01/08/2020  
**Off Mkt:** 12/20/2019

**List Price:** **\$539,900**

**List Date:** 12/11/2019

**Orig Price:** \$539,900

**Taxes:** 2019 \$9,902

**HOA:** No

**Style:** Detached - Cape

**Rooms:** 8

**Beds:** 4

**Baths:** 2f 0h

**Master Bath:**

**Living Area:** 1,878 SqFt

**Garage:** 2

**Parking:** 4

**Fireplaces:** 1

**Year Built:** 1945

**Acres:** 0 (0.61 SqFt)

**Remarks:** Estate Sale in sought after Sudbury close to shopping, restaurants, schools, parks, recreation. Charming cape style home which is located on a desirable dead end street. Private yard with beautiful plantings throughout yard. Home needs TLC, but worth the effort to bring this home up to date. Two bed...



x29

**MLS #: 72560411**

**Status:** SLD

14 Griscom Road  
Sudbury, MA 01776

**DOM:** 54 **DTO:** 37  
**List \$/SqFt:** \$312.31  
**Sold \$/SqFt:** \$302.72

**Sale Price:** **\$600,000**  
**Sold Date:** 01/15/2020  
**Off Mkt:** 10/29/2019

**List Price:** **\$619,000**  
**List Date:** 09/06/2019  
**Orig Price:** \$659,000  
**Taxes:** 2019 \$11,270  
**HOA:** No

**Style:** Detached - Cape

**Rooms:** 8    **Beds:** 3    **Baths:** 2f 1h    **Master Bath:** Yes    **Living Area:** 1,982 SqFt  
**Garage:** 2    **Parking:** 4    **Fireplaces:** 1    **Year Built:** 1968    **Acres:** 0.95 (41,288 SqFt)

**Remarks:** Location, Location! Gorgeous property conveniently located on a cul de sac street on the Sudbury/Wayland line. Cape style home with stunning backyard views make this a special home. First floor consists of kitchen open to family room, living room with fireplace, dining room, half bath, mudroom, laundry,...



x37

**MLS #: 72574628**

**Status:** SLD

28 Emerson Way  
Sudbury, MA 01776

**DOM:** 45 **DTO:** 31  
**List \$/SqFt:** \$293.93  
**Sold \$/SqFt:** \$291.21

**Sale Price:** **\$643,000**  
**Sold Date:** 01/16/2020  
**Off Mkt:** 11/16/2019

**List Price:** **\$649,000**  
**List Date:** 10/03/2019  
**Orig Price:** \$649,000  
**Taxes:** 2019 \$10,359.14  
**HOA:** No

**Style:** Detached - Colonial

**Rooms:** 9    **Beds:** 4    **Baths:** 2f 1h    **Master Bath:** Yes    **Living Area:** 2,208 SqFt  
**Garage:** 2    **Parking:** 6    **Fireplaces:** 1    **Year Built:** 1969    **Acres:** 0.92 (40,117 SqFt)

**Remarks:** Lovely colonial in N. Sudbury cul-de-sac neighborhood delivers big on charm and land! Complete with your very own Field of Dreams backyard, perfect for game play! Enjoy the spacious enclosed 12 x 21 breezeway/porch, a great space that can be used as a mudroom or extra playroom. The kitchen offers pretty ...



x26

**MLS #: 72547642**

**Status:** SLD

61 Virginia Ridge Road  
Sudbury, MA: North Sudbury 01776

**DOM:** 101 **DTO:** 87  
**List \$/SqFt:** \$220.05  
**Sold \$/SqFt:** \$214.37

**Sale Price:** **\$755,000**  
**Sold Date:** 01/16/2020  
**Off Mkt:** 11/17/2019

**List Price:** **\$775,000**  
**List Date:** 08/09/2019  
**Orig Price:** \$825,000  
**Taxes:** 2019 \$13,035  
**HOA:** No

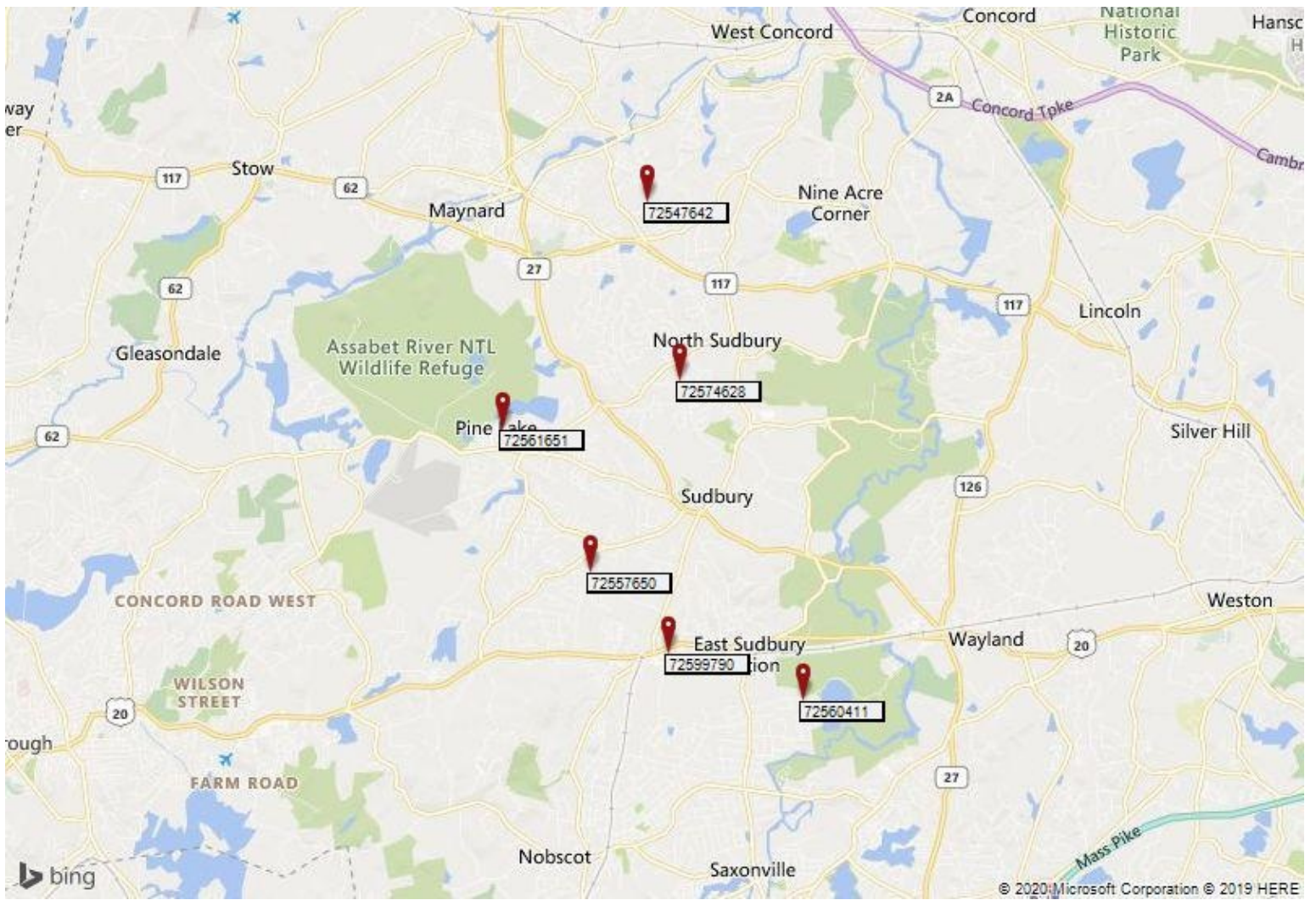
**Style:** Detached - Colonial

**Rooms:** 11    **Beds:** 4    **Baths:** 3f 1h    **Master Bath:** Yes    **Living Area:** 3,522 SqFt  
**Garage:** 2    **Parking:** 4    **Fireplaces:** 4    **Year Built:** 1985    **Acres:** 0.92 (40,000 SqFt)

**Remarks:** The American Dream comes true! Beautiful brickfront colonial with 11 sun-filled rms, 3 flrs of living space & all privately nestled at the end of a quiet Cul-de-sac in a peaceful ngbhd. Updates & features abound starting with the gorgeous renovated kitchen with granite counters, SS appliances, white...

**Single Family Listings:** 6    **Avg. Liv. Area SqFt:** 2058.83    **Avg. List \$:** \$573,783    **Avg. List \$/SqFt:** \$290    **Avg. DOM:** 140.5    **Avg. DTO:** 40.67    **Avg. Sale \$:** \$529,667    **Avg. Sale \$/SqFt:** \$264

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72547642

72574628

72561651

72557650

72599790

72560411

Property Type(s): **SF**

Status: **SLD** Price:

Timeframe:

Towns: **Sudbury, MA**

Advanced Criteria: **Settled/Sale Date: 01/01/2019 - 01/20/2019**

### Single Family Listings



x1

**MLS #: 72412672**

21 July Road  
Sudbury, MA 01776

**DOM: 4 DTO: 4**

**List \$/SqFt: \$359.00**

**Sold \$/SqFt: \$358.60**

**Status: SLD**

**Sale Price: \$809,000**

**Sold Date: 01/07/2019**

**Off Mkt: 10/22/2018**

**List Price: \$809,900**

**List Date: 10/18/2018**

**Orig Price: \$809,900**

**Taxes: 2018 \$7,057.11**

**HOA: No**

**Style:** Detached - Colonial, Garrison

**Rooms:** 7

**Beds:** 3

**Baths:** 2f 1h

**Master Bath:** Yes

**Living Area:** 2,256 SqFt

**Garage:** 2

**Parking:** 2

**Fireplaces:** 1

**Year Built:** 2018

**Acres:** 0.34 (14,810 SqFt)

**Remarks:** Beautiful "NEW CONSTRUCTION" colonial set on level lot in family neighborhood of newer homes. Spacious and open concept floor plan, perfect for entertaining. Custom, white cabinet kitchen with island seating and breakfast area, open to family room. High end finishing touches and whole house hard wood...



x28

**MLS #: 72415318**

10 Perry Circle  
Sudbury, MA 01776

**DOM: 30 DTO: 2**

**List \$/SqFt: \$232.54**

**Sold \$/SqFt: \$232.54**

**Status: SLD**

**Sale Price: \$1,099,000**

**Sold Date: 01/16/2019**

**Off Mkt: 11/22/2018**

**List Price: \$1,099,000**

**List Date: 10/24/2018**

**Orig Price: \$1,099,000**

**Taxes: 2018 \$16,928**

**HOA:**

**Style:** Detached - Colonial

**Rooms:** 13

**Beds:** 4

**Baths:** 3f 1h

**Master Bath:** Yes

**Living Area:** 4,726 SqFt

**Garage:** 2

**Parking:** 8

**Fireplaces:** 1

**Year Built:** 1992

**Acres:** 0.92 (40,261 SqFt)

**Remarks:** Atkinson Farms! Sudbury's Most Desirable location! Come fall in love with this incredibly warm & welcoming updated Col. on a tranquil cul de sac - All within walking distance to the town pool, playground & soccer fields! Exquisitely enhanced, the buyer of this fine home will reap the rewards of this...

**Single Family Listings: 2 Avg. Liv. Area SqFt: 3,491 Avg. List \$: \$954,450 Avg. List \$/SqFt: \$296 Avg. DOM: 17 Avg. DTO: 3 Avg. Sale \$: \$954,000 Avg. Sale \$/SqFt: \$296**

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nd Recreation

Fairbank Rd

Dorothy Rd

August Rd

724126

Hudson Rd

Hudson Rd

July Rd

72415318

Fairhaven Circle

Allene Ave

bing

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Property Type(s): **SF**

Status: **NEW, ACT, PCG, BOM, EXT, RAC, CTG, UAG, SLD, RNT, WDN, EXP, CAN, CSO** Price:

Timeframe:

Towns: **Sudbury, MA**

Advanced Criteria: **List Date: 01/12/2020 - 01/28/2020**

### Single Family Listings



x42

**MLS #: 72608048**

**Status: ACT**

**List Price: \$650,000**

32 Pennymeadow Rd

**List Date:** 01/15/2020

Sudbury, MA 01776

**Orig Price:** \$650,000

**DOM:** 5

**Taxes:** 2019 \$10,418

**List \$/SqFt:** \$266.07

**HOA:** No

**Style:** Detached - Split Entry

**Rooms:** 8

**Beds:** 4

**Baths:** 2f 0h

**Master Bath:** No

**Living Area:** 2,443 SqFt

**Garage:** 2

**Parking:** 6

**Fireplaces:** 1

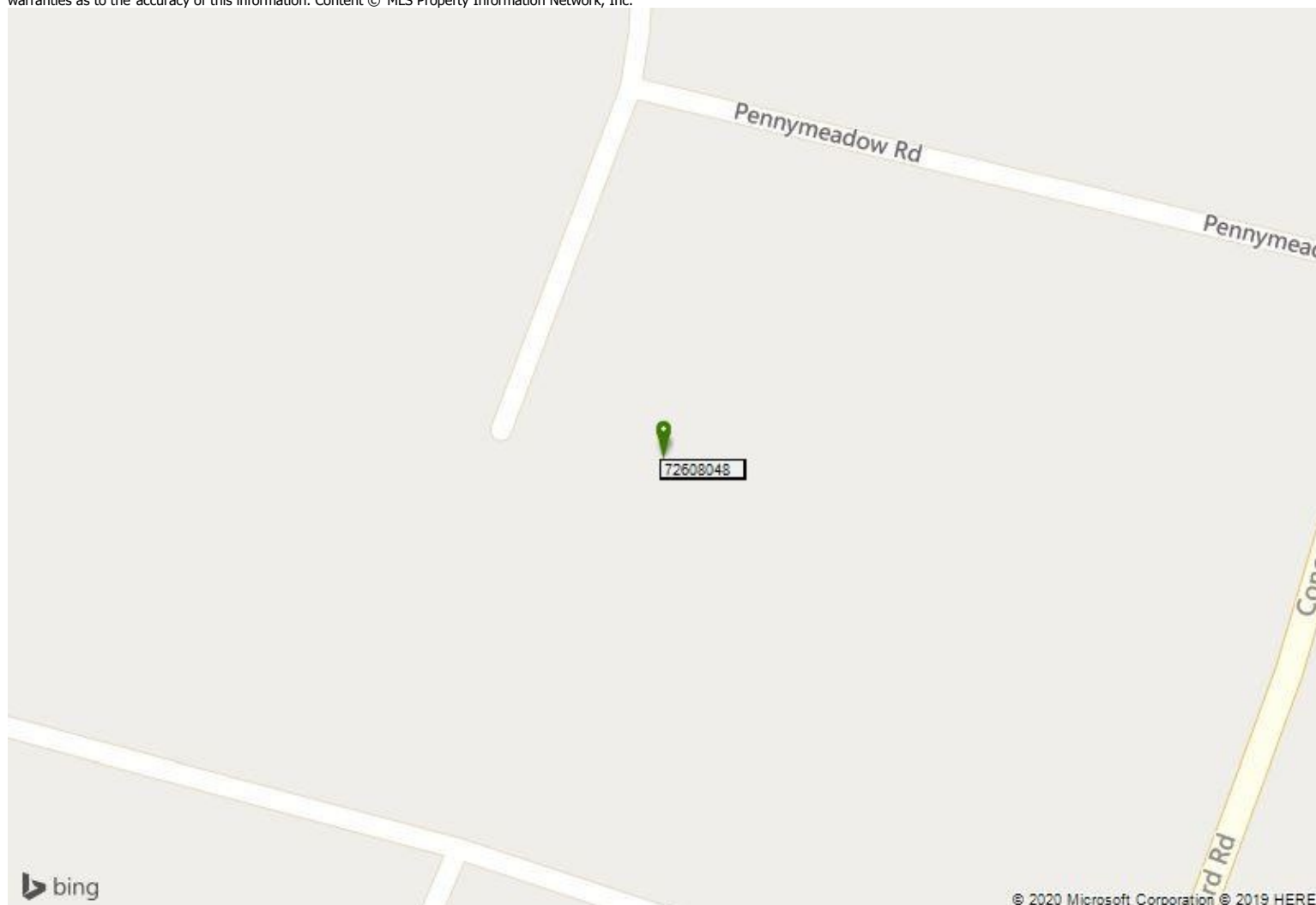
**Year Built:** 1955

**Acres:** 1.05 (45,663 SqFt)

**Remarks:** Fabulously updated home, with an acre of gorgeous grounds, located privately on a cul-de-sac in the top rated Sudbury schools. Welcome home to new bathrooms, new windows, fresh paint, sparkling hardwoods, and more! This modern layout offers flexible spaces to suit your lifestyle. The kitchen, with...

**Single Family Listings:** 1 **Avg. Liv. Area SqFt:** 2,443 **Avg. List \$:** \$650,000 **Avg. List \$/SqFt:** \$266 **Avg. DOM:** 5

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Property Type(s): **SF**

Status: **NEW, ACT, PCG, BOM, EXT, RAC, CTG, UAG, SLD, RNT, WDN, EXP, CAN, CSO** Price:

Timeframe:

Towns: **Sudbury, MA**

Advanced Criteria: **Offer Date: 01/12/2020 - 01/28/2020**

### Single Family Listings



x23

**MLS #: 72587640**

**Status: CTG**

46 Tanbark Rd  
Sudbury, MA 01776  
**DOM: 104 DTO: 78**  
**List \$/SqFt: \$294.67**

**List Price: \$569,900**  
**List Date: 11/01/2019**  
**Orig Price: \$585,000**  
**Taxes: 2019 \$9,428**  
**HOA: No**

**Style:** Detached - Contemporary, Multi-Level

**Rooms:** 8    **Beds:** 4    **Baths:** 3f 0h    **Master Bath:** Yes    **Living Area:** 1,934 SqFt  
**Garage:** 1    **Parking:** 6    **Fireplaces:** 1    **Year Built:** 1958    **Acres:** 0.69 (30,056 SqFt)

**Remarks:** Fabulous 4BR/3BA home with master suite addition in a popular Sudbury neighborhood! Spacious living room with hardwood flooring, picture window and fireplace. The kitchen is updated with maple cabinetry, Corian countertops and stainless appliances and flows nicely to the dining room, both with hardwood...



x25

**MLS #: 72567708**

**Status: CTG**

44 Woodside Road  
Sudbury, MA 01776  
**DOM: 123 DTO: 119**  
**List \$/SqFt: \$227.72**

**List Price: \$639,900**  
**List Date: 09/19/2019**  
**Orig Price: \$725,000**  
**Taxes: 2020 \$11,445**  
**HOA: No**

**Style:** Detached - Gambrel /Dutch

**Rooms:** 9    **Beds:** 4    **Baths:** 2f 1h    **Master Bath:** Yes    **Living Area:** 2,810 SqFt  
**Garage:** 2    **Parking:** 6    **Fireplaces:** 1    **Year Built:** 1969    **Acres:** 0.94 (40,871 SqFt)

**Remarks:** Serenely sited on nearly 1 acre lot this spacious Gambrel home is larger than it looks & offers comfortable ambiance for family and social gatherings. First floor offers a fireplaced family room w/wood ceiling beams, HW flooring, custom built-ins, brick wall hearth and connects to a bright sunroom w/bay...



x30

**MLS #: 72605848**

**Status: CTG**

28 Village Road  
Sudbury, MA 01776  
**DOM: 12 DTO: 5**  
**List \$/SqFt: \$324.20**

**List Price: \$689,900**  
**List Date: 01/08/2020**  
**Orig Price: \$689,900**  
**Taxes: 2019 \$11,092**  
**HOA:**

**Style:** Detached - Cape, Ranch

**Rooms:** 8    **Beds:** 4    **Baths:** 2f 0h    **Master Bath:** Yes    **Living Area:** 2,128 SqFt  
**Garage:** 2    **Parking:** 6    **Fireplaces:** 2    **Year Built:** 1955    **Acres:** 1.34 (58,295 SqFt)

**Remarks:** Enchanting, updated & admired 8 room ranch home offering outstanding updates making this fine home better than new! Handsomely sited on a level acre lot of lushly landscaped grounds with a fire pit, patio, pergola & organic garden, come fall in love with EVERY special detail including a 2015 designer...



x36

**MLS #: 72606343**

**Status: CTG**

15 Webster Circle  
Sudbury, MA 01776  
**DOM: 11 DTO: 5**  
**List \$/SqFt: \$245.31**

**List Price: \$1,099,000**  
**List Date: 01/09/2020**  
**Orig Price: \$1,099,000**  
**Taxes: 2019 \$18,850**  
**HOA:**

**Style:** Detached - Colonial

**Rooms:** 14    **Beds:** 5    **Baths:** 3f 1h    **Master Bath:** Yes    **Living Area:** 4,480 SqFt  
**Garage:** 2    **Parking:** 10    **Fireplaces:** 3    **Year Built:** 1986    **Acres:** 0.93 (40,296 SqFt)

**Remarks:** Come Fall In LOVE! Beautifully sited, built & updated, this 14 rm, 5 bedrm, 3.5 updated bath Col. is in one of Sudbury's most desirable ngbhds. Awesome level lot & within minutes to town pool, soccer & playground. Looking for a gracious flr plan that supports friends, family & entertaining? From the...





**MLS #: 72540427**  
 126 Marlboro Rd  
 Sudbury, MA 01776  
**DOM: 160 DTO: 154**  
**List \$/SqFt: \$236.76**

**Status: CTG**

**List Price: \$1,180,000**  
**List Date: 07/26/2019**  
**Orig Price: \$1,249,900**  
**Taxes: 2019 \$18,288**  
**HOA:**

**Style:** Detached - Colonial

**Rooms:** 12

**Beds:** 4

**Baths:** 3f 1h

**Master Bath:** Yes

**Living Area:** 4,984 SqFt

**Garage:** 3

**Parking:** 8

**Fireplaces:** 1

**Year Built:** 1996

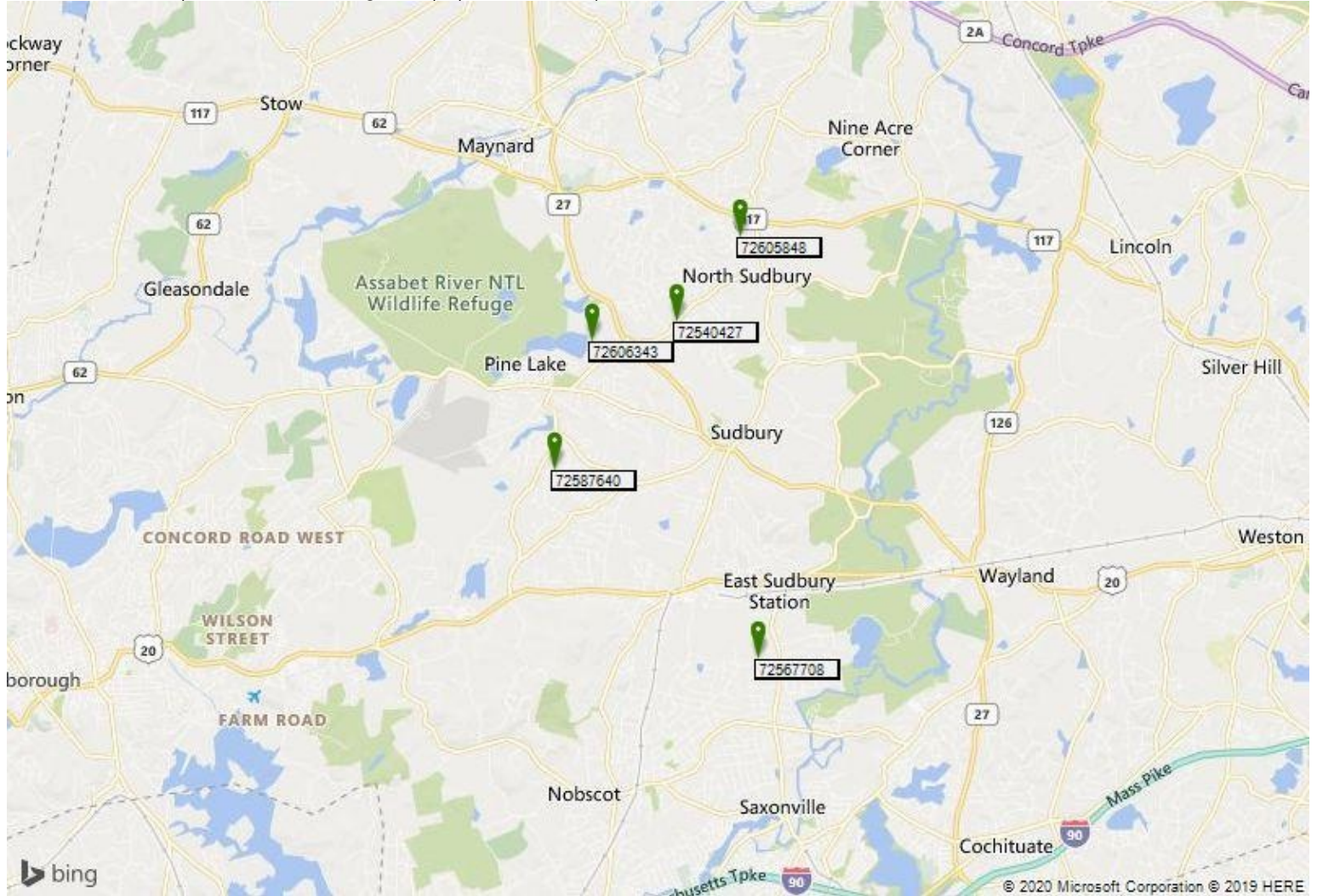
**Acres:** 0.93 (40,367 SqFt)



**Remarks:** Start making memories at this masterfully-built showplace on one of Sudbury's prettiest lots with views of spectacular fields & sunsets! A fab. flr plan with 12 rms, this 4-5 bdrm home will impress and amaze! If you love to entertain, garden & just relax, this move in ready home will check all of your...

**Single Family Listings: 5 Avg. Liv. Area SqFt: 3267.2 Avg. List \$: \$835,740 Avg. List \$/SqFt: \$266 Avg. DOM: 82 Avg. DTO: 72.2**

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Property Type(s): **SF**

Status: **SLD** Price:

Timeframe:

Towns: **Sudbury, MA**

Advanced Criteria: **Settled/Sale Date: 01/12/2020 - 01/28/2020**

### Single Family Listings



x8

**MLS #: 72557650**

200 Horse Pond Road  
Sudbury, MA 01776

**DOM:** 573 **DTO:** 30

**List \$/SqFt:** \$332.50

**Sold \$/SqFt:** \$283.45

**Status:** **SLD**

**Sale Price:** **\$375,000**

**Sold Date:** 01/14/2020

**Off Mkt:** 10/17/2019

**List Price:** **\$439,900**

**List Date:** 09/03/2019

**Orig Price:** \$449,900

**Taxes:** 2018 \$9,252

**HOA:**

**Style:** Detached - Cape, Ranch, Cottage

**Rooms:** 7

**Beds:** 3

**Baths:** 1f 0h

**Master Bath:**

**Living Area:** 1,323 SqFt

**Garage:** 0

**Parking:** 6

**Fireplaces:** 0

**Year Built:** 1932

**Acres:** 3.12 (135,907  
SqFt)

**Remarks:** Make an offer!! Amazing 3 acres of land in Sudbury for a small price tag! So many possibilities- buyers & buyer agents do your due diligence. The bungalow style main house has great curb appeal & charm but does need a lot of work. This main home features, three bedrooms, a full bath, wide pine floors,...



x29

**MLS #: 72560411**

14 Griscom Road  
Sudbury, MA 01776

**DOM:** 54 **DTO:** 37

**List \$/SqFt:** \$312.31

**Sold \$/SqFt:** \$302.72

**Status:** **SLD**

**Sale Price:** **\$600,000**

**Sold Date:** 01/15/2020

**Off Mkt:** 10/29/2019

**List Price:** **\$619,000**

**List Date:** 09/06/2019

**Orig Price:** \$659,000

**Taxes:** 2019 \$11,270

**HOA:** No

**Style:** Detached - Cape

**Rooms:** 8

**Beds:** 3

**Baths:** 2f 1h

**Master Bath:** Yes

**Living Area:** 1,982 SqFt

**Garage:** 2

**Parking:** 4

**Fireplaces:** 1

**Year Built:** 1968

**Acres:** 0.95 (41,288 SqFt)

**Remarks:** Location, Location! Gorgeous property conveniently located on a cul de sac street on the Sudbury/Wayland line. Cape style home with stunning backyard views make this a special home. First floor consists of kitchen open to family room, living room with fireplace, dining room, half bath, mudroom, laundry,...



x37

**MLS #: 72574628**

28 Emerson Way  
Sudbury, MA 01776

**DOM:** 45 **DTO:** 31

**List \$/SqFt:** \$293.93

**Sold \$/SqFt:** \$291.21

**Status:** **SLD**

**Sale Price:** **\$643,000**

**Sold Date:** 01/16/2020

**Off Mkt:** 11/16/2019

**List Price:** **\$649,000**

**List Date:** 10/03/2019

**Orig Price:** \$649,000

**Taxes:** 2019 \$10,359.14

**HOA:** No

**Style:** Detached - Colonial

**Rooms:** 9

**Beds:** 4

**Baths:** 2f 1h

**Master Bath:** Yes

**Living Area:** 2,208 SqFt

**Garage:** 2

**Parking:** 6

**Fireplaces:** 1

**Year Built:** 1969

**Acres:** 0.92 (40,117 SqFt)

**Remarks:** Lovely colonial in N. Sudbury cul-de-sac neighborhood delivers big on charm and land! Complete with your very own Field of Dreams backyard, perfect for game play! Enjoy the spacious enclosed 12 x 21 breezeway/porch, a great space that can be used as a mudroom or extra playroom. The kitchen offers pretty ...



x26

**MLS #: 72547642**  
61 Virginia Ridge Road  
Sudbury, MA: North Sudbury 01776  
**DOM: 101 DTO: 87**  
**List \$/SqFt: \$220.05**  
**Sold \$/SqFt: \$214.37**

**Status: SLD**  
**Sale Price: \$755,000**  
**Sold Date: 01/16/2020**  
**Off Mkt: 11/17/2019**

**List Price: \$775,000**  
**List Date: 08/09/2019**  
**Orig Price: \$825,000**  
**Taxes: 2019 \$13,035**  
**HOA: No**

**Style:** Detached - Colonial

**Rooms:** 11    **Beds:** 4    **Baths:** 3f 1h    **Master Bath:** Yes    **Living Area:** 3,522 SqFt  
**Garage:** 2    **Parking:** 4    **Fireplaces:** 4    **Year Built:** 1985    **Acres:** 0.92 (40,000 SqFt)

**Remarks:** The American Dream comes true! Beautiful brickfront colonial with 11 sun-filled rms, 3 flrs of living space & all privately nestled at the end of a quiet Cul-de-sac in a peaceful ngbhd. Updates & features abound starting with the gorgeous renovated kitchen with granite counters, SS appliances, white...

**Single Family Listings:** 4    **Avg. Liv. Area SqFt:** 2258.75    **Avg. List \$:** \$620,725    **Avg. List \$/SqFt:** \$290    **Avg. DOM:** 193.25    **Avg. DTO:** 46.25    **Avg. Sale \$:** \$593,250    **Avg. Sale \$/SqFt:** \$273

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