

Local Market Update – July 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Ludlow

Single-Family Properties

Key Metrics	July			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	20	20	0.0%	117	115	- 1.7%
Closed Sales	23	21	- 8.7%	104	87	- 16.3%
Median Sales Price*	\$290,000	\$226,800	- 21.8%	\$234,400	\$230,000	- 1.9%
Inventory of Homes for Sale	38	15	- 60.5%	--	--	--
Months Supply of Inventory	2.5	1.0	- 60.0%	--	--	--
Cumulative Days on Market Until Sale	39	36	- 7.7%	80	42	- 47.5%
Percent of Original List Price Received*	98.5%	100.4%	+ 1.9%	95.7%	98.5%	+ 2.9%
New Listings	22	18	- 18.2%	138	132	- 4.3%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

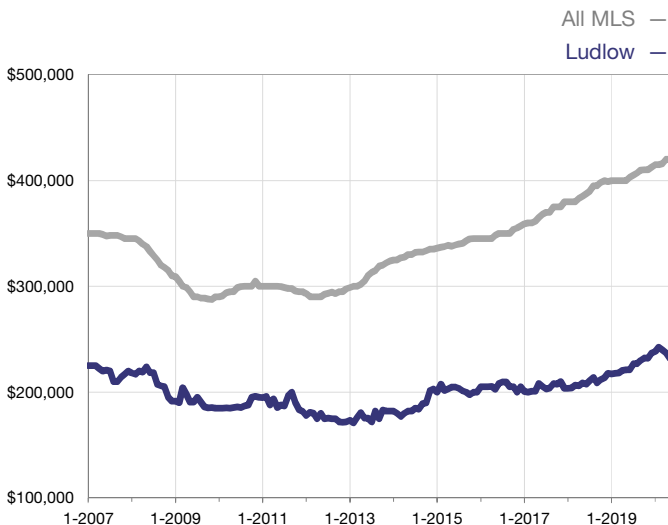
Condominium Properties

Key Metrics	July			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	4	1	- 75.0%	28	28	0.0%
Closed Sales	2	4	+ 100.0%	24	30	+ 25.0%
Median Sales Price*	\$293,500	\$236,300	- 19.5%	\$233,950	\$190,950	- 18.4%
Inventory of Homes for Sale	19	4	- 78.9%	--	--	--
Months Supply of Inventory	6.2	0.9	- 85.5%	--	--	--
Cumulative Days on Market Until Sale	20	14	- 30.0%	89	83	- 6.7%
Percent of Original List Price Received*	102.1%	96.1%	- 5.9%	98.3%	97.7%	- 0.6%
New Listings	2	2	0.0%	38	29	- 23.7%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

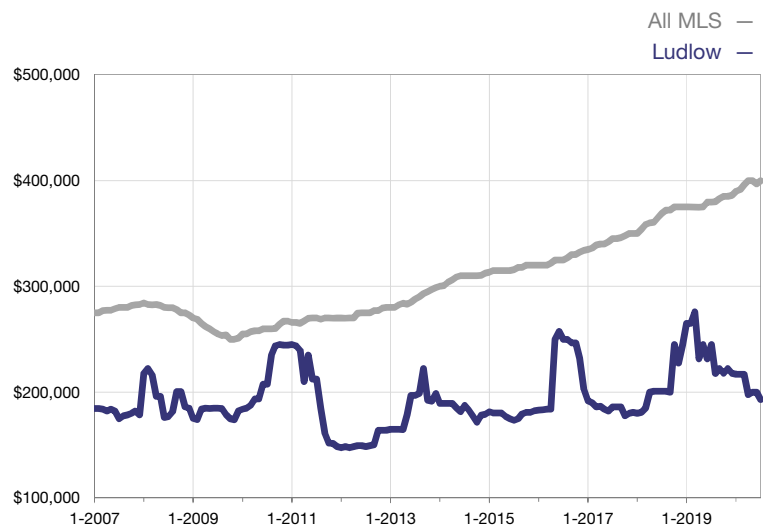
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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