

# Local Market Update – November 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Dudley

### Single-Family Properties

Key Metrics	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	7	11	+ 57.1%	108	135	+ 25.0%
Closed Sales	10	10	0.0%	102	126	+ 23.5%
Median Sales Price*	\$244,950	<b>\$297,450</b>	+ 21.4%	\$286,750	<b>\$306,000</b>	+ 6.7%
Inventory of Homes for Sale	23	20	- 13.0%	--	--	--
Months Supply of Inventory	2.4	1.8	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	73	25	- 65.8%	71	41	- 42.3%
Percent of Original List Price Received*	98.7%	100.3%	+ 1.6%	96.3%	99.5%	+ 3.3%
New Listings	10	7	- 30.0%	126	151	+ 19.8%

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

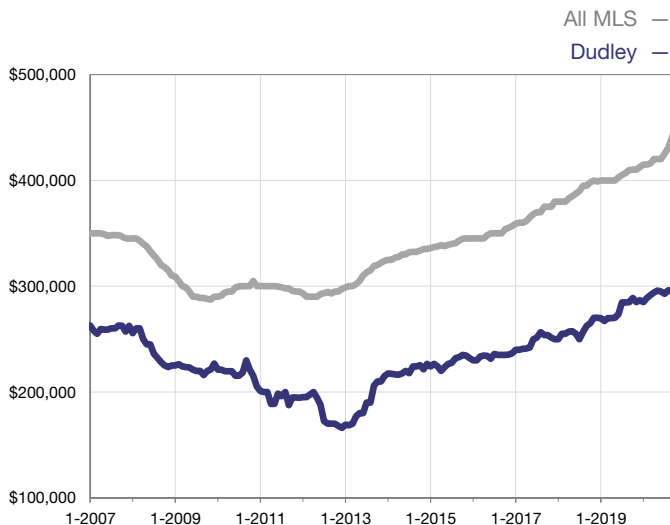
### Condominium Properties

Key Metrics	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	1	0	- 100.0%	9	10	+ 11.1%
Closed Sales	0	0	--	8	8	0.0%
Median Sales Price*	\$0	<b>\$0</b>	--	\$125,500	<b>\$126,450</b>	+ 0.8%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	0.7	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	29	24	- 17.2%
Percent of Original List Price Received*	0.0%	0.0%	--	97.2%	101.4%	+ 4.3%
New Listings	1	1	0.0%	10	11	+ 10.0%

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

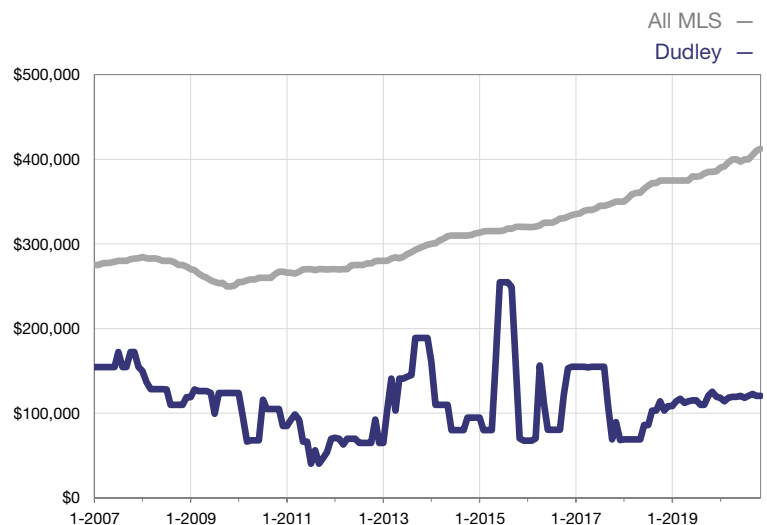
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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