Local Market Update – January 2021

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Dudley

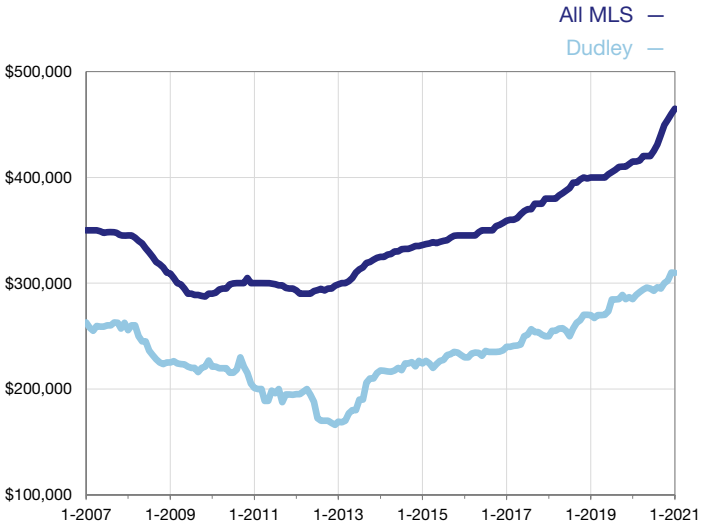
Single-Family Properties	January			Year to Date		
Key Metrics	**2020**	**2021**	**+ / –**	**2020**	**2021**	**+ / –**
Pending Sales	10	**8**	- 20.0%	10	**8**	- 20.0%
Closed Sales	10	**8**	- 20.0%	10	**8**	- 20.0%
Median Sales Price*	$277,000	**$274,250**	- 1.0%	$277,000	**$274,250**	- 1.0%
Inventory of Homes for Sale	14	**19**	+ 35.7%	--	--	--
Months Supply of Inventory	1.5	**1.7**	+ 13.3%	--	--	--
Cumulative Days on Market Until Sale	53	**42**	- 20.8%	53	**42**	- 20.8%
Percent of Original List Price Received*	98.8%	**97.9%**	- 0.9%	98.8%	**97.9%**	- 0.9%
New Listings	6	**5**	- 16.7%	6	**5**	- 16.7%

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

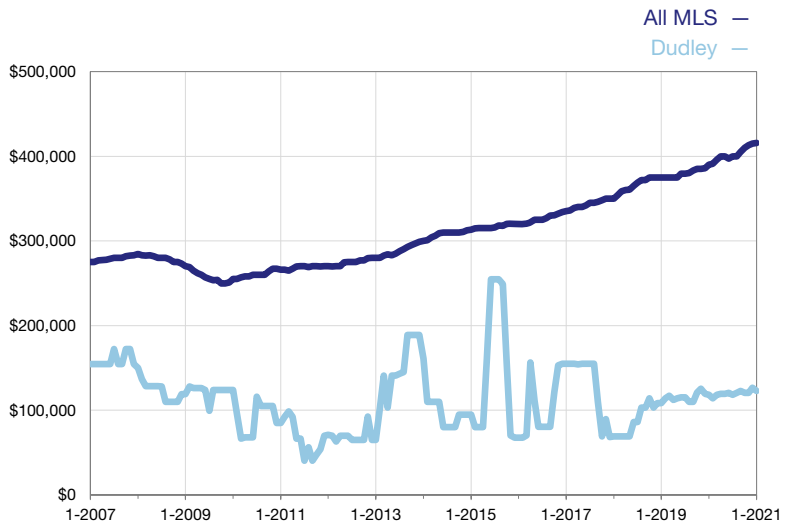
Condominium Properties	January			Year to Date		
Key Metrics	**2020**	**2021**	**+ / –**	**2020**	**2021**	**+ / –**
Pending Sales	0	**3**	--	0	**3**	--
Closed Sales	0	**1**	--	0	**1**	--
Median Sales Price*	$0	**$116,900**	--	$0	**$116,900**	--
Inventory of Homes for Sale	0	**1**	--	--	--	--
Months Supply of Inventory	0.0	**0.8**	--	--	--	--
Cumulative Days on Market Until Sale	0	**21**	--	0	**21**	--
Percent of Original List Price Received*	0.0%	**106.4%**	--	0.0%	**106.4%**	--
New Listings	0	**0**	--	0	**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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