

Local Market Update – October 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dudley

Single-Family Properties

Key Metrics	October			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	11	24	+ 118.2%	122	120	- 1.6%
Closed Sales	12	11	- 8.3%	116	101	- 12.9%
Median Sales Price*	\$355,000	\$370,000	+ 4.2%	\$306,000	\$355,000	+ 16.0%
Inventory of Homes for Sale	29	25	- 13.8%	--	--	--
Months Supply of Inventory	2.6	2.5	- 3.8%	--	--	--
Cumulative Days on Market Until Sale	16	45	+ 181.3%	42	36	- 14.3%
Percent of Original List Price Received*	104.0%	101.5%	- 2.4%	99.5%	103.3%	+ 3.8%
New Listings	23	18	- 21.7%	144	136	- 5.6%

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

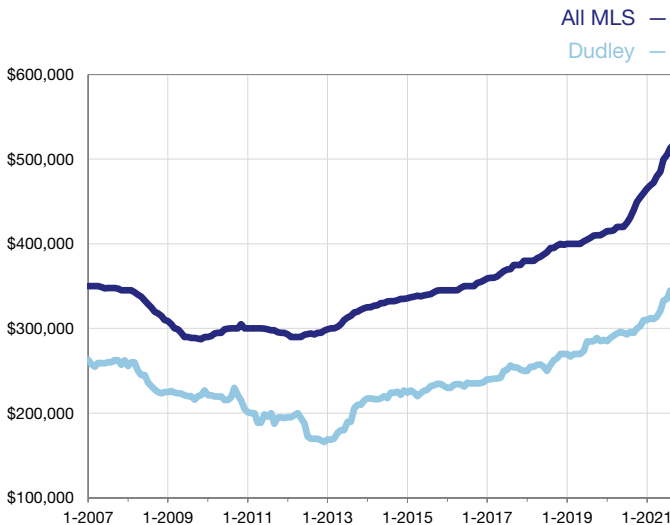
Condominium Properties

Key Metrics	October			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	3	--	9	15	+ 66.7%
Closed Sales	1	2	+ 100.0%	8	12	+ 50.0%
Median Sales Price*	\$140,000	\$235,000	+ 67.9%	\$126,450	\$145,100	+ 14.7%
Inventory of Homes for Sale	1	5	+ 400.0%	--	--	--
Months Supply of Inventory	0.7	3.3	+ 371.4%	--	--	--
Cumulative Days on Market Until Sale	17	14	- 17.6%	24	25	+ 4.2%
Percent of Original List Price Received*	100.1%	99.9%	- 0.2%	101.4%	102.4%	+ 1.0%
New Listings	0	5	--	10	18	+ 80.0%

* 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

