Local Market Update – April 2022

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

Dudley

Single-Family Properties	April			Year to Date		
Key Metrics	**2021**	**2022**	**+ / –**	**2021**	**2022**	**+ / –**
Pending Sales	11	**23**	+ 109.1%	35	**52**	+ 48.6%
Closed Sales	9	**9**	0.0%	29	**26**	- 10.3%
Median Sales Price*	$350,000	**$460,000**	+ 31.4%	$325,000	**$452,500**	+ 39.2%
Inventory of Homes for Sale	24	**7**	- 70.8%	--	--	--
Months Supply of Inventory	2.2	**0.6**	- 72.7%	--	--	--
Cumulative Days on Market Until Sale	67	**223**	+ 232.8%	53	**115**	+ 117.0%
Percent of Original List Price Received*	103.2%	**108.7%**	+ 5.3%	99.0%	**102.8%**	+ 3.8%
New Listings	15	**20**	+ 33.3%	37	**43**	+ 16.2%

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

Condominium Properties	April			Year to Date		
Key Metrics	**2021**	**2022**	**+ / –**	**2021**	**2022**	**+ / –**
Pending Sales	1	**2**	+ 100.0%	6	**6**	0.0%
Closed Sales	2	**0**	- 100.0%	6	**0**	- 100.0%
Median Sales Price*	$95,500	**$0**	- 100.0%	$115,450	**$0**	- 100.0%
Inventory of Homes for Sale	0	**2**	--	--	--	--
Months Supply of Inventory	0.0	**1.3**	--	--	--	--
Cumulative Days on Market Until Sale	34	**0**	- 100.0%	36	**0**	- 100.0%
Percent of Original List Price Received*	92.8%	**0.0%**	- 100.0%	99.6%	**0.0%**	- 100.0%
New Listings	1	**3**	+ 200.0%	2	**10**	+ 400.0%

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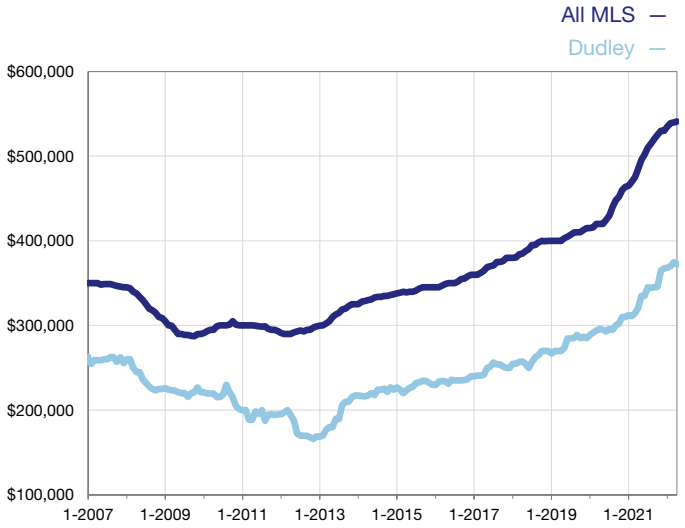
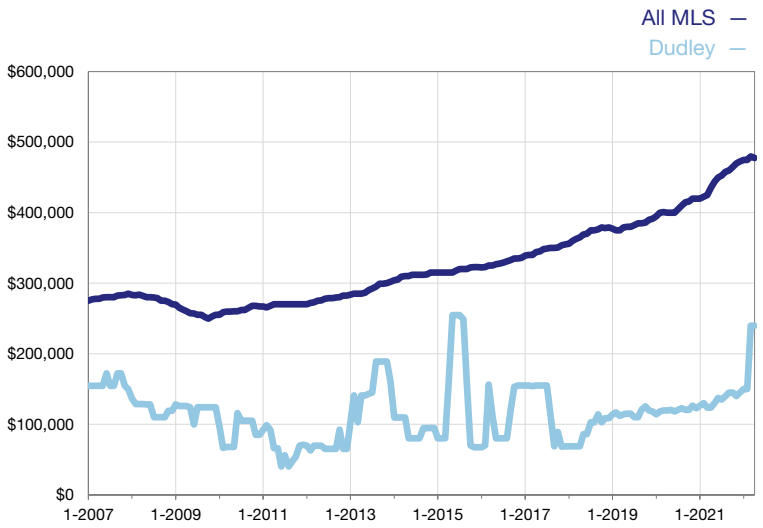
Median Sales Price – Single-Family Properties
Rolling 12-Month Calculation



Median Sales Price – Condominium Properties
Rolling 12-Month Calculation



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