

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dudley

Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	4	7	+ 75.0%	129	123	- 4.7%
Closed Sales	15	5	- 66.7%	134	115	- 14.2%
Median Sales Price*	\$367,500	\$415,000	+ 12.9%	\$365,000	\$405,000	+ 11.0%
Inventory of Homes for Sale	26	8	- 69.2%	--	--	--
Months Supply of Inventory	2.4	0.8	- 66.7%	--	--	--
Cumulative Days on Market Until Sale	25	51	+ 104.0%	38	68	+ 78.9%
Percent of Original List Price Received*	101.5%	91.2%	- 10.1%	102.3%	102.7%	+ 0.4%
New Listings	3	4	+ 33.3%	147	132	- 10.2%

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

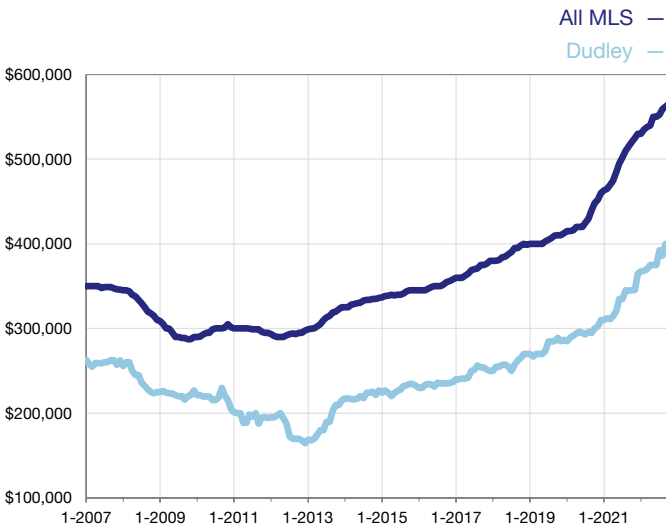
Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	0	0	--	13	13	0.0%
Closed Sales	1	1	0.0%	15	4	- 73.3%
Median Sales Price*	\$63,900	\$150,000	+ 134.7%	\$140,000	\$152,500	+ 8.9%
Inventory of Homes for Sale	6	2	- 66.7%	--	--	--
Months Supply of Inventory	3.7	1.2	- 67.6%	--	--	--
Cumulative Days on Market Until Sale	76	25	- 67.1%	27	23	- 14.8%
Percent of Original List Price Received*	75.3%	100.7%	+ 33.7%	100.5%	107.4%	+ 6.9%
New Listings	0	0	--	21	21	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

