

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Ludlow

Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	13	10	- 23.1%	216	151	- 30.1%
Closed Sales	22	8	- 63.6%	209	158	- 24.4%
Median Sales Price*	\$268,000	\$278,500	+ 3.9%	\$272,500	\$295,000	+ 8.3%
Inventory of Homes for Sale	21	18	- 14.3%	--	--	--
Months Supply of Inventory	1.2	1.4	+ 16.7%	--	--	--
Cumulative Days on Market Until Sale	40	34	- 15.0%	30	30	0.0%
Percent of Original List Price Received*	98.8%	101.1%	+ 2.3%	101.3%	100.7%	- 0.6%
New Listings	15	7	- 53.3%	233	171	- 26.6%

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

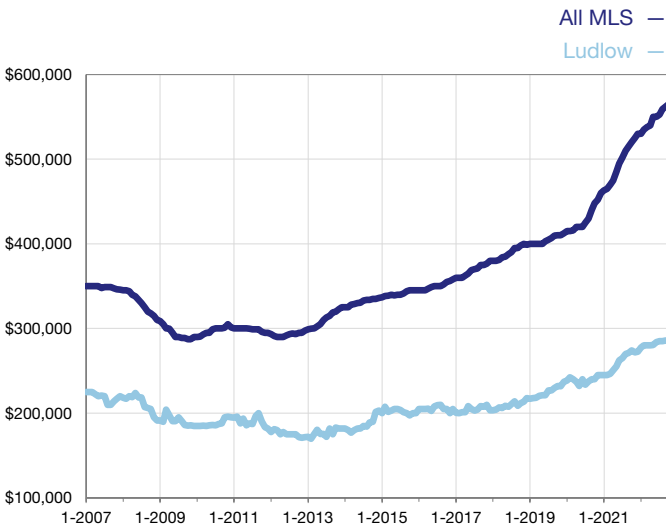
Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	1	0	- 100.0%	29	32	+ 10.3%
Closed Sales	5	1	- 80.0%	27	37	+ 37.0%
Median Sales Price*	\$230,000	\$215,000	- 6.5%	\$208,000	\$299,900	+ 44.2%
Inventory of Homes for Sale	7	6	- 14.3%	--	--	--
Months Supply of Inventory	2.9	1.9	- 34.5%	--	--	--
Cumulative Days on Market Until Sale	26	29	+ 11.5%	69	53	- 23.2%
Percent of Original List Price Received*	101.2%	98.2%	- 3.0%	101.9%	101.6%	- 0.3%
New Listings	4	0	- 100.0%	33	34	+ 3.0%

* 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

