

Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dudley

Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	10	+ 11.1%	9	10	+ 11.1%
Closed Sales	5	8	+ 60.0%	5	8	+ 60.0%
Median Sales Price*	\$336,400	\$336,000	- 0.1%	\$336,400	\$336,000	- 0.1%
Inventory of Homes for Sale	22	6	- 72.7%	--	--	--
Months Supply of Inventory	2.0	0.6	- 70.0%	--	--	--
Cumulative Days on Market Until Sale	24	28	+ 16.7%	24	28	+ 16.7%
Percent of Original List Price Received*	100.4%	100.1%	- 0.3%	100.4%	100.1%	- 0.3%
New Listings	6	9	+ 50.0%	6	9	+ 50.0%

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

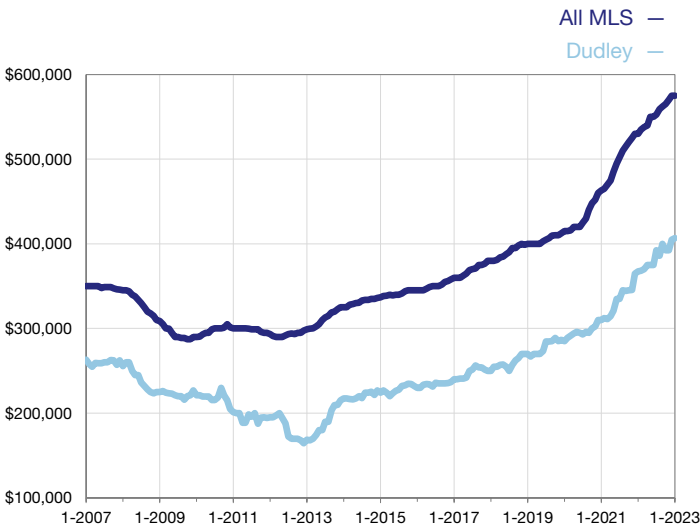
Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	1	- 50.0%	2	1	- 50.0%
Closed Sales	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Inventory of Homes for Sale	4	3	- 25.0%	--	--	--
Months Supply of Inventory	2.5	2.0	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	0	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
New Listings	1	2	+ 100.0%	1	2	+ 100.0%

* 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

