

# Local Market Update – December 2016

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Dudley

### Single-Family Properties

Key Metrics	December			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	9	10	+ 11.1%	100	148	+ 48.0%
Closed Sales	9	11	+ 22.2%	87	145	+ 66.7%
Median Sales Price*	\$254,900	<b>\$254,900</b>	0.0%	\$232,000	<b>\$235,000</b>	+ 1.3%
Inventory of Homes for Sale	48	28	- 41.7%	--	--	--
Months Supply of Inventory	6.6	2.3	- 65.2%	--	--	--
Cumulative Days on Market Until Sale	127	108	- 15.0%	128	110	- 14.1%
Percent of Original List Price Received*	88.9%	<b>96.1%</b>	+ 8.1%	94.0%	<b>95.8%</b>	+ 1.9%
New Listings	7	6	- 14.3%	158	187	+ 18.4%

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

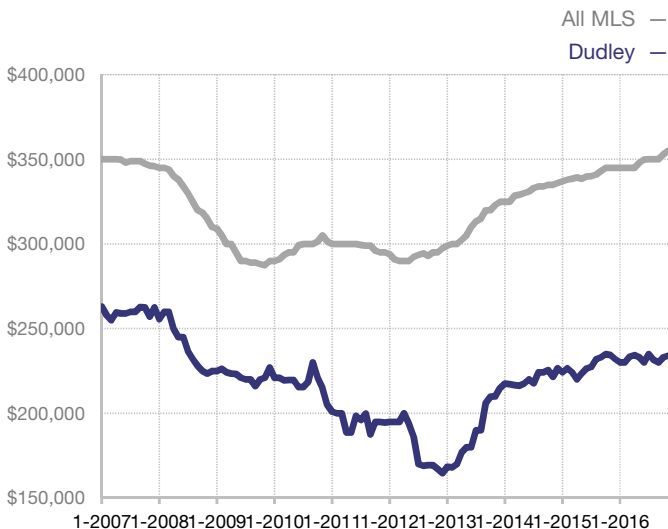
### Condominium Properties

Key Metrics	December			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	1	0	- 100.0%	7	6	- 14.3%
Closed Sales	1	1	0.0%	6	7	+ 16.7%
Median Sales Price*	\$65,000	<b>\$155,000</b>	+ 138.5%	\$67,500	<b>\$155,000</b>	+ 129.6%
Inventory of Homes for Sale	4	3	- 25.0%	--	--	--
Months Supply of Inventory	3.3	2.1	- 36.4%	--	--	--
Cumulative Days on Market Until Sale	254	70	- 72.4%	93	179	+ 92.5%
Percent of Original List Price Received*	86.8%	<b>91.2%</b>	+ 5.1%	96.0%	<b>102.7%</b>	+ 7.0%
New Listings	1	1	0.0%	17	12	- 29.4%

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

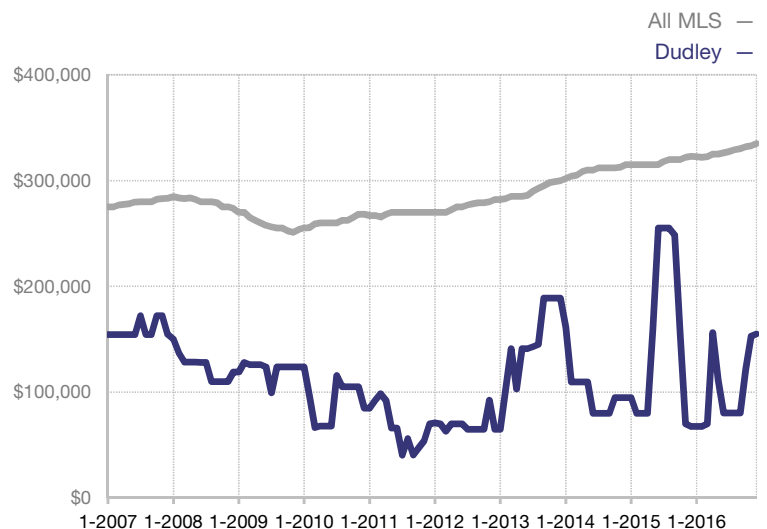
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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