

# Local Market Update – October 2018

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Dudley

### Single-Family Properties

Key Metrics	October			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	13	14	+ 7.7%	111	106	- 4.5%
Closed Sales	14	13	- 7.1%	105	109	+ 3.8%
Median Sales Price*	\$249,350	<b>\$257,500</b>	+ 3.3%	\$247,000	<b>\$267,000</b>	+ 8.1%
Inventory of Homes for Sale	33	30	- 9.1%	--	--	--
Months Supply of Inventory	3.1	2.7	- 12.9%	--	--	--
Cumulative Days on Market Until Sale	67	53	- 20.9%	85	49	- 42.4%
Percent of Original List Price Received*	105.7%	96.5%	- 8.7%	98.3%	98.7%	+ 0.4%
New Listings	13	10	- 23.1%	151	145	- 4.0%

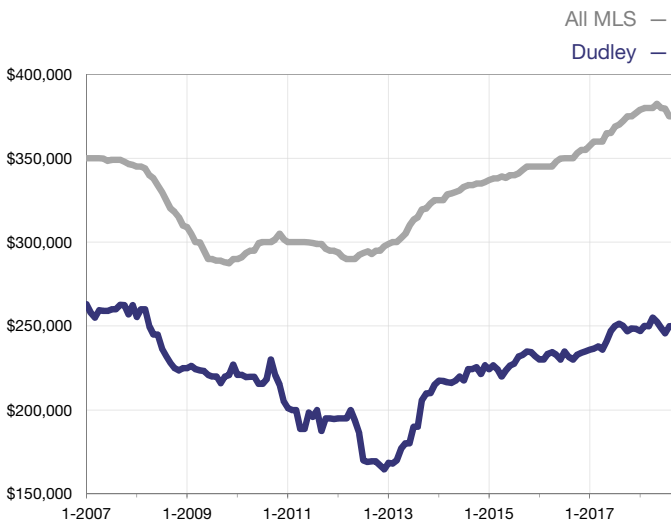
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### Condominium Properties

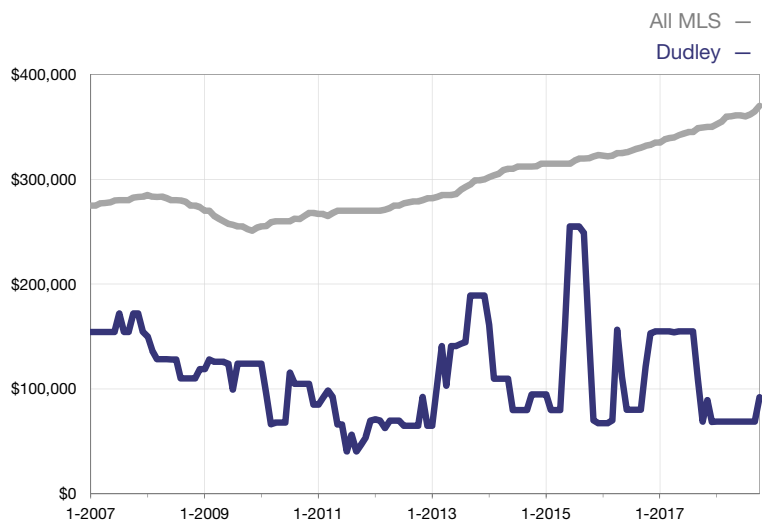
Key Metrics	October			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	2	2	0.0%	11	8	- 27.3%
Closed Sales	2	2	0.0%	10	8	- 20.0%
Median Sales Price*	\$64,450	<b>\$141,000</b>	+ 118.8%	\$68,450	<b>\$115,750</b>	+ 69.1%
Inventory of Homes for Sale	1	3	+ 200.0%	--	--	--
Months Supply of Inventory	0.5	2.4	+ 380.0%	--	--	--
Cumulative Days on Market Until Sale	18	82	+ 355.6%	58	34	- 41.4%
Percent of Original List Price Received*	96.2%	90.4%	- 6.0%	92.2%	107.6%	+ 16.7%
New Listings	0	2	--	14	15	+ 7.1%

\* 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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