

Local Market Update – December 2018

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dudley

Single-Family Properties

Key Metrics	December			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	10	6	- 40.0%	132	122	- 7.6%
Closed Sales	13	13	0.0%	128	135	+ 5.5%
Median Sales Price*	\$257,000	\$245,000	- 4.7%	\$248,450	\$269,900	+ 8.6%
Inventory of Homes for Sale	18	22	+ 22.2%	--	--	--
Months Supply of Inventory	1.7	2.0	+ 17.6%	--	--	--
Cumulative Days on Market Until Sale	34	77	+ 126.5%	76	54	- 28.9%
Percent of Original List Price Received*	96.5%	96.3%	- 0.2%	98.0%	98.1%	+ 0.1%
New Listings	6	5	- 16.7%	163	165	+ 1.2%

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

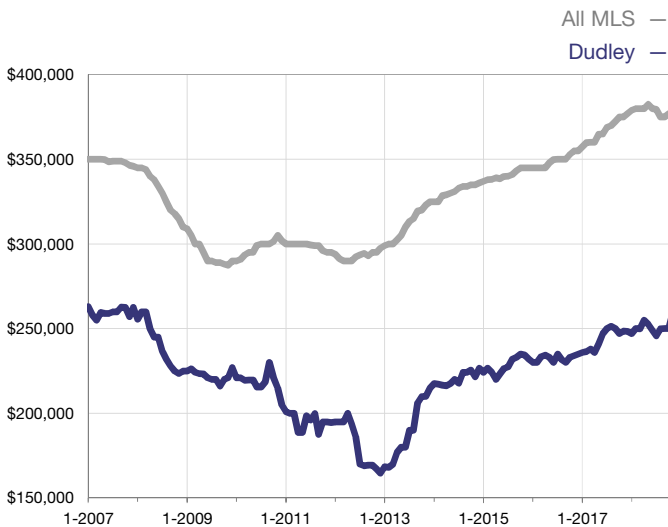
Condominium Properties

Key Metrics	December			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	2	1	- 50.0%	13	9	- 30.8%
Closed Sales	1	0	- 100.0%	12	9	- 25.0%
Median Sales Price*	\$57,500	\$0	- 100.0%	\$68,450	\$114,000	+ 66.5%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	0.0	1.6	--	--	--	--
Cumulative Days on Market Until Sale	45	0	- 100.0%	53	32	- 39.6%
Percent of Original List Price Received*	104.5%	0.0%	- 100.0%	93.9%	106.5%	+ 13.4%
New Listings	0	0	--	15	16	+ 6.7%

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

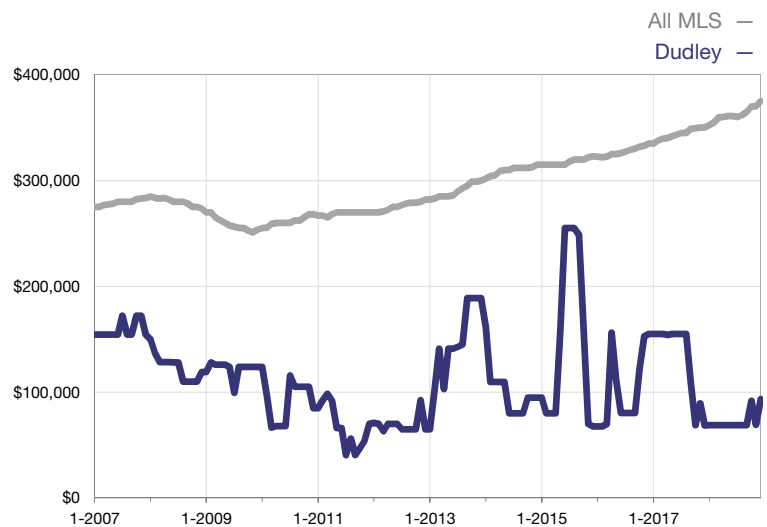
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



MASSACHUSETTS ASSOCIATION OF REALTORS®



All data from the Berkshire County MLS, Cape Cod & Islands Association of REALTORS®, Inc. and MLS Property Information Network, Inc. | Provided by MAR. | Powered by ShowingTime 10K.