

# Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Dudley

### Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	14	10	- 28.6%	73	66	- 9.6%
Closed Sales	11	16	+ 45.5%	75	60	- 20.0%
Median Sales Price*	\$240,000	<b>\$309,750</b>	+ 29.1%	\$256,000	<b>\$284,500</b>	+ 11.1%
Inventory of Homes for Sale	33	19	- 42.4%	--	--	--
Months Supply of Inventory	3.0	1.9	- 36.7%	--	--	--
Cumulative Days on Market Until Sale	48	36	- 25.0%	50	70	+ 40.0%
Percent of Original List Price Received*	101.0%	<b>98.6%</b>	- 2.4%	98.6%	<b>96.8%</b>	- 1.8%
New Listings	19	8	- 57.9%	104	76	- 26.9%

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

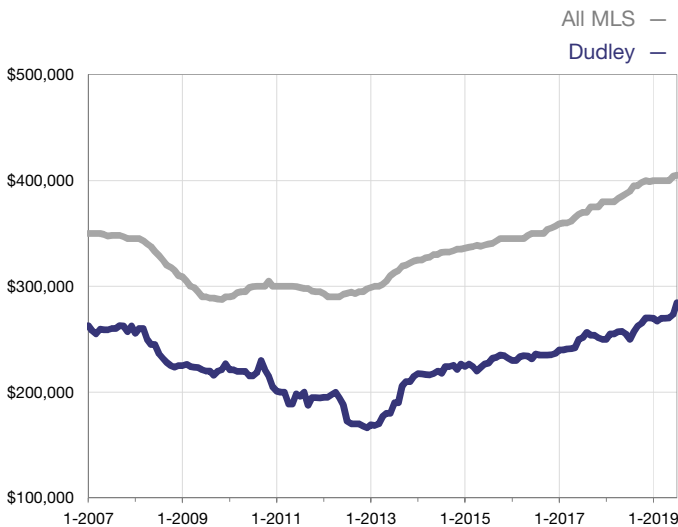
### Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	2	0	- 100.0%	5	5	0.0%
Closed Sales	0	0	--	4	6	+ 50.0%
Median Sales Price*	\$0	<b>\$0</b>	--	\$108,500	<b>\$115,500</b>	+ 6.5%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	1.3	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	18	30	+ 66.7%
Percent of Original List Price Received*	0.0%	<b>0.0%</b>	--	104.9%	<b>98.5%</b>	- 6.1%
New Listings	1	0	- 100.0%	8	6	- 25.0%

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

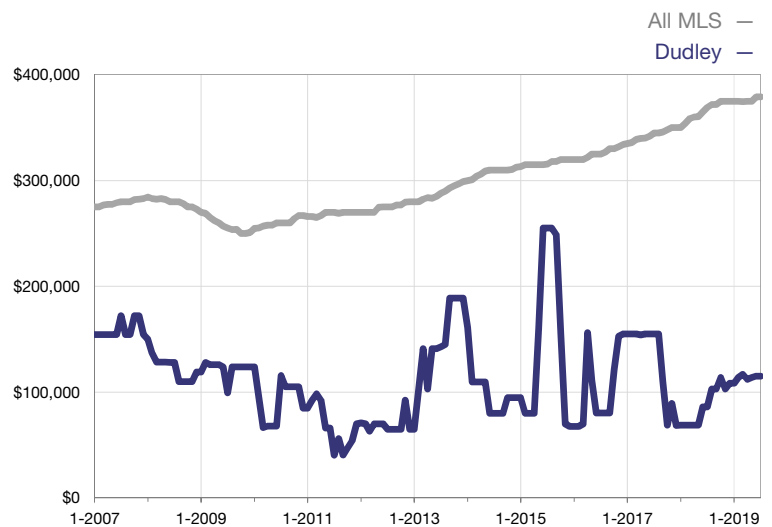
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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