

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dudley

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	13	11	- 15.4%	42	35	- 16.7%
Closed Sales	10	7	- 30.0%	35	27	- 22.9%
Median Sales Price*	\$288,750	\$335,000	+ 16.0%	\$282,500	\$320,000	+ 13.3%
Inventory of Homes for Sale	17	21	+ 23.5%	--	--	--
Months Supply of Inventory	1.7	2.0	+ 17.6%	--	--	--
Cumulative Days on Market Until Sale	36	42	+ 16.7%	55	46	- 16.4%
Percent of Original List Price Received*	101.3%	106.1%	+ 4.7%	97.6%	99.5%	+ 1.9%
New Listings	14	15	+ 7.1%	44	37	- 15.9%

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

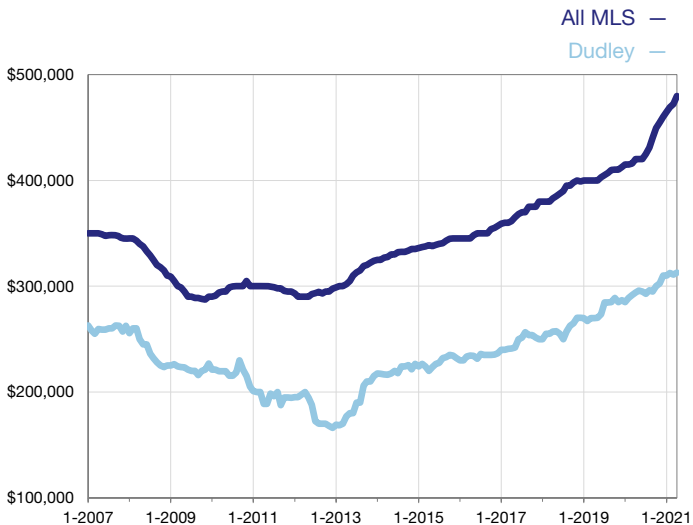
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	1	--	2	6	+ 200.0%
Closed Sales	1	2	+ 100.0%	2	6	+ 200.0%
Median Sales Price*	\$80,000	\$95,500	+ 19.4%	\$101,450	\$115,450	+ 13.8%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	20	34	+ 70.0%	19	36	+ 89.5%
Percent of Original List Price Received*	106.8%	92.8%	- 13.1%	103.4%	99.6%	- 3.7%
New Listings	0	1	--	2	2	0.0%

* 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

