

# Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Dudley

### Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	15	13	- 13.3%	57	48	- 15.8%
Closed Sales	12	10	- 16.7%	47	38	- 19.1%
Median Sales Price*	\$302,500	<b>\$404,750</b>	+ 33.8%	\$295,000	<b>\$332,500</b>	+ 12.7%
Inventory of Homes for Sale	19	19	0.0%	--	--	--
Months Supply of Inventory	1.8	1.8	0.0%	--	--	--
Cumulative Days on Market Until Sale	25	10	- 60.0%	47	36	- 23.4%
Percent of Original List Price Received*	99.1%	<b>104.6%</b>	+ 5.5%	98.0%	<b>101.0%</b>	+ 3.1%
New Listings	19	13	- 31.6%	63	50	- 20.6%

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

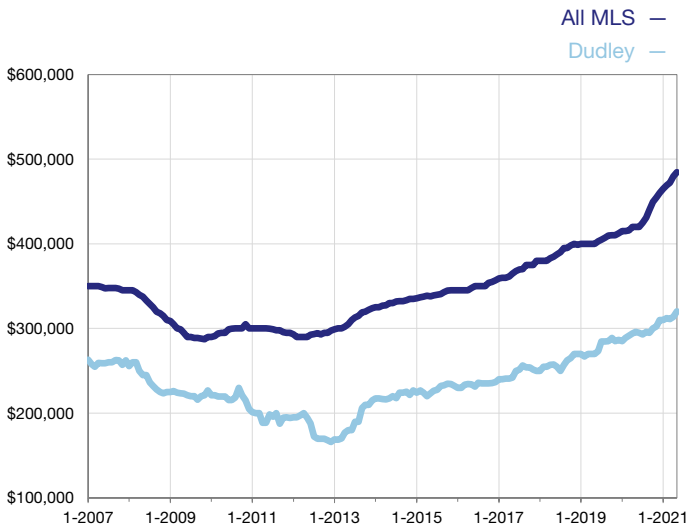
### Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	1	--	2	7	+ 250.0%
Closed Sales	0	0	--	2	6	+ 200.0%
Median Sales Price*	\$0	<b>\$0</b>	--	\$101,450	<b>\$115,450</b>	+ 13.8%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.6	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	19	36	+ 89.5%
Percent of Original List Price Received*	0.0%	<b>0.0%</b>	--	103.4%	<b>99.6%</b>	- 3.7%
New Listings	1	1	0.0%	3	3	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

