

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Ludlow

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	14	14	0.0%	64	82	+ 28.1%
Closed Sales	18	10	- 44.4%	51	65	+ 27.5%
Median Sales Price*	\$235,500	\$285,000	+ 21.0%	\$229,000	\$260,000	+ 13.5%
Inventory of Homes for Sale	37	11	- 70.3%	--	--	--
Months Supply of Inventory	2.3	0.6	- 73.9%	--	--	--
Cumulative Days on Market Until Sale	39	17	- 56.4%	47	35	- 25.5%
Percent of Original List Price Received*	97.6%	105.1%	+ 7.7%	97.4%	100.4%	+ 3.1%
New Listings	21	17	- 19.0%	91	80	- 12.1%

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

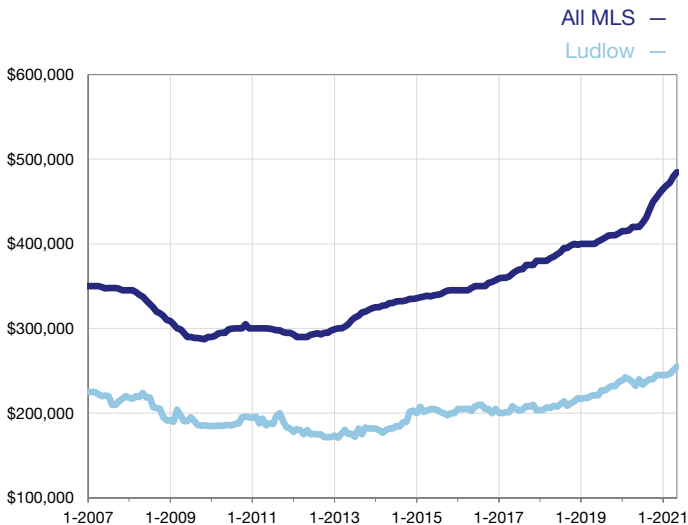
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	5	2	- 60.0%	25	11	- 56.0%
Closed Sales	5	1	- 80.0%	23	12	- 47.8%
Median Sales Price*	\$343,000	\$200,000	- 41.7%	\$192,900	\$197,500	+ 2.4%
Inventory of Homes for Sale	6	3	- 50.0%	--	--	--
Months Supply of Inventory	1.4	1.2	- 14.3%	--	--	--
Cumulative Days on Market Until Sale	205	0	- 100.0%	100	48	- 52.0%
Percent of Original List Price Received*	97.6%	100.3%	+ 2.8%	98.3%	100.5%	+ 2.2%
New Listings	2	1	- 50.0%	23	9	- 60.9%

* 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

