

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dudley

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	11	10	- 9.1%	125	118	- 5.6%
Closed Sales	17	9	- 47.1%	119	110	- 7.6%
Median Sales Price*	\$365,000	\$355,000	- 2.7%	\$365,000	\$404,000	+ 10.7%
Inventory of Homes for Sale	30	13	- 56.7%	--	--	--
Months Supply of Inventory	2.7	1.3	- 51.9%	--	--	--
Cumulative Days on Market Until Sale	48	36	- 25.0%	40	69	+ 72.5%
Percent of Original List Price Received*	98.4%	95.1%	- 3.4%	102.4%	103.3%	+ 0.9%
New Listings	8	5	- 37.5%	144	128	- 11.1%

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

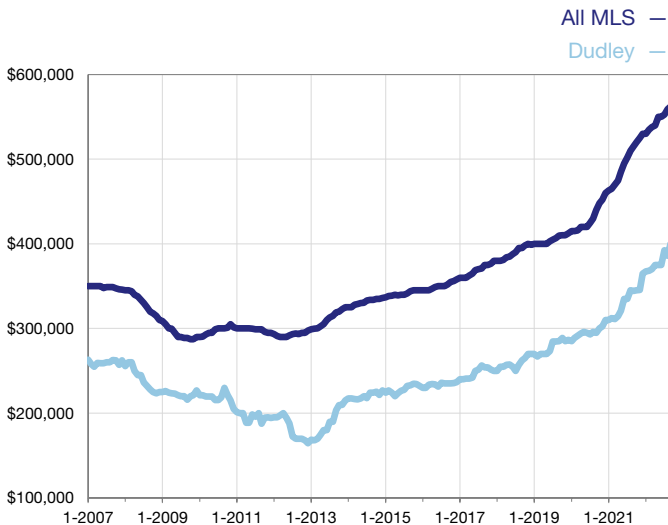
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	0	2	--	13	13	0.0%
Closed Sales	2	0	- 100.0%	14	3	- 78.6%
Median Sales Price*	\$242,500	\$0	- 100.0%	\$145,100	\$155,000	+ 6.8%
Inventory of Homes for Sale	6	2	- 66.7%	--	--	--
Months Supply of Inventory	3.9	1.2	- 69.2%	--	--	--
Cumulative Days on Market Until Sale	16	0	- 100.0%	24	22	- 8.3%
Percent of Original List Price Received*	101.7%	0.0%	- 100.0%	102.3%	109.7%	+ 7.2%
New Listings	2	2	0.0%	21	21	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

