

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Ludlow

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	15	6	- 60.0%	203	143	- 29.6%
Closed Sales	22	6	- 72.7%	187	149	- 20.3%
Median Sales Price*	\$259,000	\$286,950	+ 10.8%	\$273,000	\$295,000	+ 8.1%
Inventory of Homes for Sale	25	22	- 12.0%	--	--	--
Months Supply of Inventory	1.4	1.7	+ 21.4%	--	--	--
Cumulative Days on Market Until Sale	37	50	+ 35.1%	29	29	0.0%
Percent of Original List Price Received*	100.9%	92.9%	- 7.9%	101.6%	100.8%	- 0.8%
New Listings	13	12	- 7.7%	218	165	- 24.3%

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

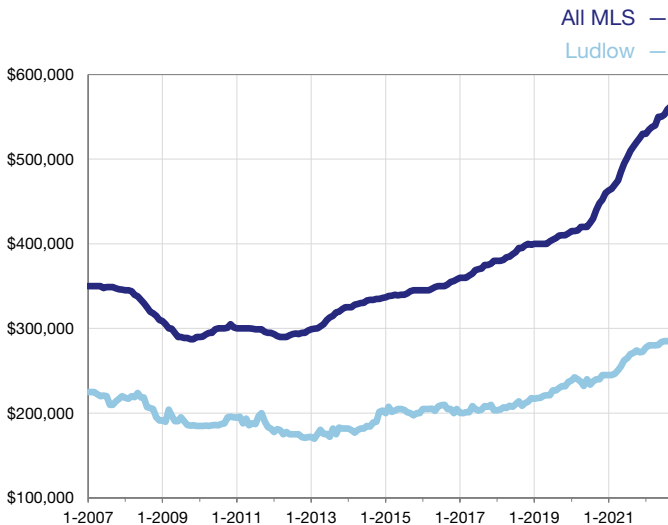
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	7	2	- 71.4%	28	32	+ 14.3%
Closed Sales	0	2	--	22	36	+ 63.6%
Median Sales Price*	\$0	\$215,000	--	\$200,000	\$299,950	+ 50.0%
Inventory of Homes for Sale	5	6	+ 20.0%	--	--	--
Months Supply of Inventory	2.1	2.0	- 4.8%	--	--	--
Cumulative Days on Market Until Sale	0	24	--	79	54	- 31.6%
Percent of Original List Price Received*	0.0%	104.3%	--	102.0%	101.7%	- 0.3%
New Listings	3	1	- 66.7%	29	34	+ 17.2%

* 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

