

Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dudley

Single-Family Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	8	+ 33.3%	15	16	+ 6.7%
Closed Sales	5	8	+ 60.0%	10	16	+ 60.0%
Median Sales Price*	\$272,000	\$444,975	+ 63.6%	\$318,750	\$375,825	+ 17.9%
Inventory of Homes for Sale	22	8	- 63.6%	--	--	--
Months Supply of Inventory	2.0	0.8	- 60.0%	--	--	--
Cumulative Days on Market Until Sale	50	57	+ 14.0%	37	42	+ 13.5%
Percent of Original List Price Received*	94.3%	96.5%	+ 2.3%	97.3%	98.3%	+ 1.0%
New Listings	6	8	+ 33.3%	12	17	+ 41.7%

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

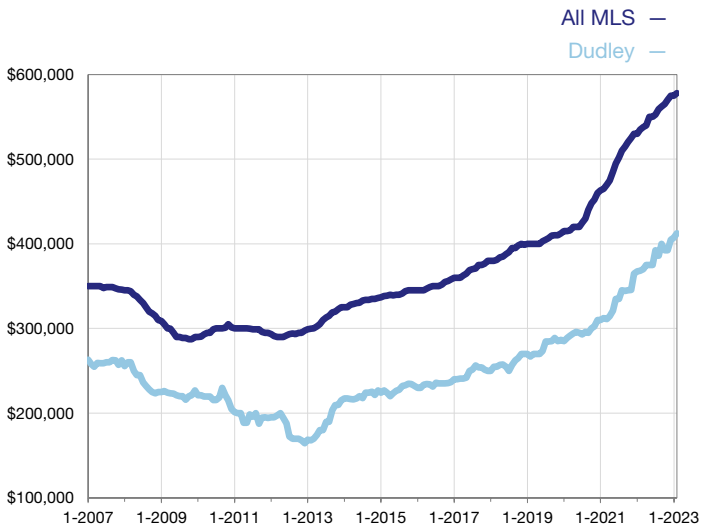
Condominium Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	1	0.0%	3	2	- 33.3%
Closed Sales	0	2	--	0	2	--
Median Sales Price*	\$0	\$350,700	--	\$0	\$350,700	--
Inventory of Homes for Sale	5	4	- 20.0%	--	--	--
Months Supply of Inventory	3.3	2.9	- 12.1%	--	--	--
Cumulative Days on Market Until Sale	0	48	--	0	48	--
Percent of Original List Price Received*	0.0%	116.8%	--	0.0%	116.8%	--
New Listings	2	2	0.0%	3	4	+ 33.3%

* 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

