

Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dudley

Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	11	10	- 9.1%	26	24	- 7.7%
Closed Sales	7	11	+ 57.1%	17	27	+ 58.8%
Median Sales Price*	\$525,000	\$415,000	- 21.0%	\$355,000	\$401,650	+ 13.1%
Inventory of Homes for Sale	21	8	- 61.9%	--	--	--
Months Supply of Inventory	1.9	0.8	- 57.9%	--	--	--
Cumulative Days on Market Until Sale	88	93	+ 5.7%	58	63	+ 8.6%
Percent of Original List Price Received*	103.1%	94.8%	- 8.1%	99.7%	96.9%	- 2.8%
New Listings	12	8	- 33.3%	24	25	+ 4.2%

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

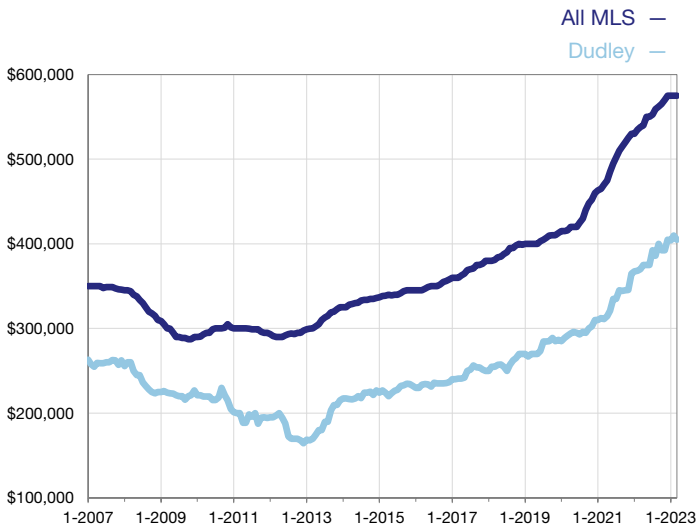
Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	4	+ 300.0%	4	5	+ 25.0%
Closed Sales	0	1	--	0	3	--
Median Sales Price*	\$0	\$501,300	--	\$0	\$501,300	--
Inventory of Homes for Sale	5	4	- 20.0%	--	--	--
Months Supply of Inventory	3.3	2.2	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	0	1	--	0	32	--
Percent of Original List Price Received*	0.0%	116.6%	--	0.0%	116.7%	--
New Listings	4	3	- 25.0%	7	7	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

