

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dudley

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	19	13	- 31.6%	45	36	- 20.0%
Closed Sales	9	9	0.0%	26	36	+ 38.5%
Median Sales Price*	\$460,000	\$470,000	+ 2.2%	\$452,500	\$408,325	- 9.8%
Inventory of Homes for Sale	18	13	- 27.8%	--	--	--
Months Supply of Inventory	1.5	1.4	- 6.7%	--	--	--
Cumulative Days on Market Until Sale	223	44	- 80.3%	115	58	- 49.6%
Percent of Original List Price Received*	108.7%	99.0%	- 8.9%	102.8%	97.4%	- 5.3%
New Listings	19	17	- 10.5%	43	42	- 2.3%

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

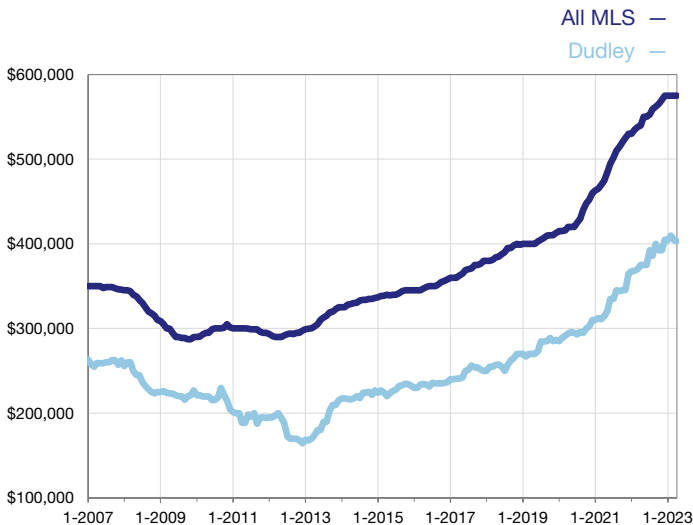
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	1	--	4	5	+ 25.0%
Closed Sales	0	5	--	0	8	--
Median Sales Price*	\$0	\$422,160	--	\$0	\$426,580	--
Inventory of Homes for Sale	6	4	- 33.3%	--	--	--
Months Supply of Inventory	3.8	2.8	- 26.3%	--	--	--
Cumulative Days on Market Until Sale	0	63	--	0	51	--
Percent of Original List Price Received*	0.0%	103.1%	--	0.0%	108.2%	--
New Listings	3	0	- 100.0%	10	7	- 30.0%

* 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

