

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Ludlow

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	18	20	+ 11.1%	59	58	- 1.7%
Closed Sales	18	10	- 44.4%	52	42	- 19.2%
Median Sales Price*	\$280,000	\$318,000	+ 13.6%	\$285,000	\$313,750	+ 10.1%
Inventory of Homes for Sale	10	15	+ 50.0%	--	--	--
Months Supply of Inventory	0.6	1.2	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	35	42	+ 20.0%	38	51	+ 34.2%
Percent of Original List Price Received*	103.5%	99.0%	- 4.3%	100.7%	97.3%	- 3.4%
New Listings	14	23	+ 64.3%	54	61	+ 13.0%

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

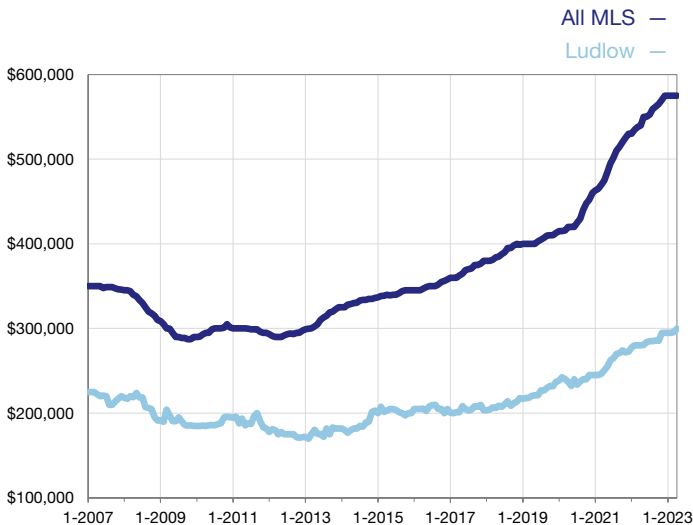
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	6	+ 100.0%	14	14	0.0%
Closed Sales	5	4	- 20.0%	14	7	- 50.0%
Median Sales Price*	\$300,000	\$270,000	- 10.0%	\$307,450	\$242,000	- 21.3%
Inventory of Homes for Sale	6	6	0.0%	--	--	--
Months Supply of Inventory	2.2	1.9	- 13.6%	--	--	--
Cumulative Days on Market Until Sale	21	48	+ 128.6%	33	30	- 9.1%
Percent of Original List Price Received*	99.9%	100.0%	+ 0.1%	100.9%	101.4%	+ 0.5%
New Listings	4	6	+ 50.0%	13	14	+ 7.7%

* 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

