

Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dudley

Single-Family Properties

| Key Metrics | May | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|---------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Pending Sales | 12 | 19 | + 58.3% | 57 | 50 | - 12.3% |
| Closed Sales | 11 | 9 | - 18.2% | 37 | 45 | + 21.6% |
| Median Sales Price* | \$410,000 | \$425,000 | + 3.7% | \$430,000 | \$415,000 | - 3.5% |
| Inventory of Homes for Sale | 17 | 12 | - 29.4% | -- | -- | -- |
| Months Supply of Inventory | 1.5 | 1.2 | - 20.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 116 | 19 | - 83.6% | 115 | 50 | - 56.5% |
| Percent of Original List Price Received* | 105.1% | 105.0% | - 0.1% | 103.5% | 98.9% | - 4.4% |
| New Listings | 11 | 13 | + 18.2% | 54 | 55 | + 1.9% |

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

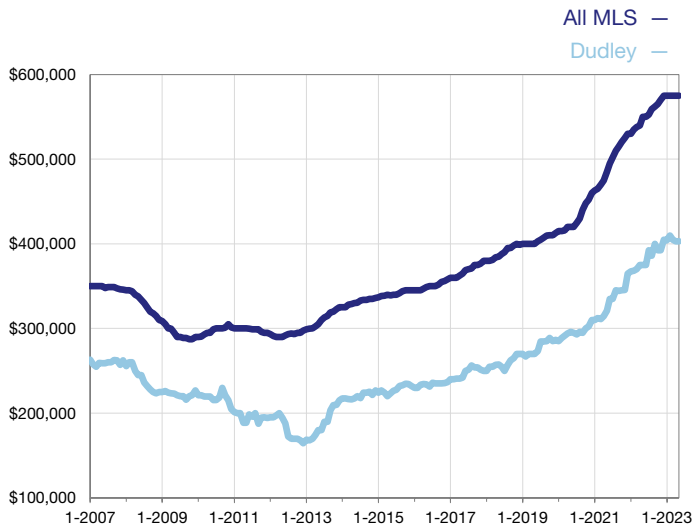
Condominium Properties

| Key Metrics | May | | | Year to Date | | |
|--|------|------------------|---------|--------------|------------------|---------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Pending Sales | 1 | 1 | 0.0% | 5 | 6 | + 20.0% |
| Closed Sales | 0 | 1 | -- | 0 | 9 | -- |
| Median Sales Price* | \$0 | \$160,000 | -- | \$0 | \$422,160 | -- |
| Inventory of Homes for Sale | 3 | 5 | + 66.7% | -- | -- | -- |
| Months Supply of Inventory | 2.0 | 3.5 | + 75.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 0 | 7 | -- | 0 | 46 | -- |
| Percent of Original List Price Received* | 0.0% | 118.5% | -- | 0.0% | 109.3% | -- |
| New Listings | 2 | 2 | 0.0% | 9 | 9 | 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

