

Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Ludlow

Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	13	13	0.0%	72	70	- 2.8%
Closed Sales	15	13	- 13.3%	67	55	- 17.9%
Median Sales Price*	\$322,000	\$296,000	- 8.1%	\$285,500	\$305,000	+ 6.8%
Inventory of Homes for Sale	11	17	+ 54.5%	--	--	--
Months Supply of Inventory	0.6	1.4	+ 133.3%	--	--	--
Cumulative Days on Market Until Sale	12	23	+ 91.7%	32	44	+ 37.5%
Percent of Original List Price Received*	102.5%	105.5%	+ 2.9%	101.1%	99.3%	- 1.8%
New Listings	17	14	- 17.6%	71	75	+ 5.6%

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

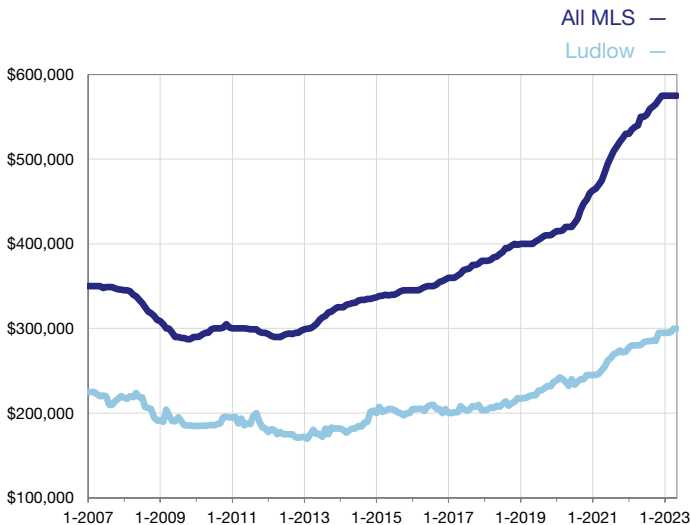
Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	4	- 20.0%	19	17	- 10.5%
Closed Sales	4	5	+ 25.0%	18	12	- 33.3%
Median Sales Price*	\$312,500	\$250,000	- 20.0%	\$307,450	\$247,000	- 19.7%
Inventory of Homes for Sale	5	3	- 40.0%	--	--	--
Months Supply of Inventory	1.6	1.0	- 37.5%	--	--	--
Cumulative Days on Market Until Sale	19	13	- 31.6%	30	23	- 23.3%
Percent of Original List Price Received*	99.8%	105.2%	+ 5.4%	100.7%	103.0%	+ 2.3%
New Listings	4	4	0.0%	17	18	+ 5.9%

* 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

