

Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dudley

Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	15	+ 50.0%	67	62	- 7.5%
Closed Sales	16	17	+ 6.3%	53	63	+ 18.9%
Median Sales Price*	\$452,500	\$380,000	- 16.0%	\$435,000	\$401,650	- 7.7%
Inventory of Homes for Sale	22	8	- 63.6%	--	--	--
Months Supply of Inventory	2.0	0.8	- 60.0%	--	--	--
Cumulative Days on Market Until Sale	23	30	+ 30.4%	87	44	- 49.4%
Percent of Original List Price Received*	104.2%	101.1%	- 3.0%	103.7%	99.6%	- 4.0%
New Listings	19	9	- 52.6%	73	64	- 12.3%

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

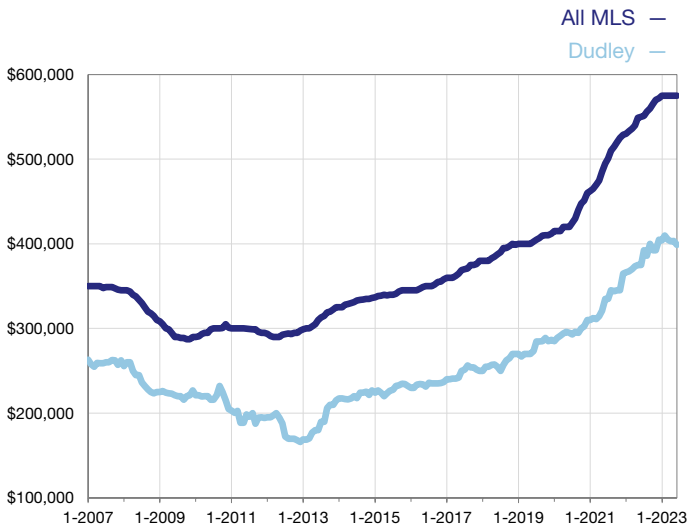
Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	2	0.0%	7	8	+ 14.3%
Closed Sales	1	3	+ 200.0%	1	12	+ 1,100.0%
Median Sales Price*	\$360,000	\$202,500	- 43.8%	\$360,000	\$410,580	+ 14.1%
Inventory of Homes for Sale	3	3	0.0%	--	--	--
Months Supply of Inventory	2.0	2.1	+ 5.0%	--	--	--
Cumulative Days on Market Until Sale	31	23	- 25.8%	31	40	+ 29.0%
Percent of Original List Price Received*	100.0%	109.1%	+ 9.1%	100.0%	109.3%	+ 9.3%
New Listings	3	0	- 100.0%	12	9	- 25.0%

* 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

