

Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Ludlow

Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	13	18	+ 38.5%	85	88	+ 3.5%
Closed Sales	13	17	+ 30.8%	80	73	- 8.8%
Median Sales Price*	\$298,723	\$321,750	+ 7.7%	\$295,500	\$312,500	+ 5.8%
Inventory of Homes for Sale	20	14	- 30.0%	--	--	--
Months Supply of Inventory	1.2	1.1	- 8.3%	--	--	--
Cumulative Days on Market Until Sale	37	31	- 16.2%	33	40	+ 21.2%
Percent of Original List Price Received*	97.0%	100.7%	+ 3.8%	100.5%	99.7%	- 0.8%
New Listings	23	14	- 39.1%	94	90	- 4.3%

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

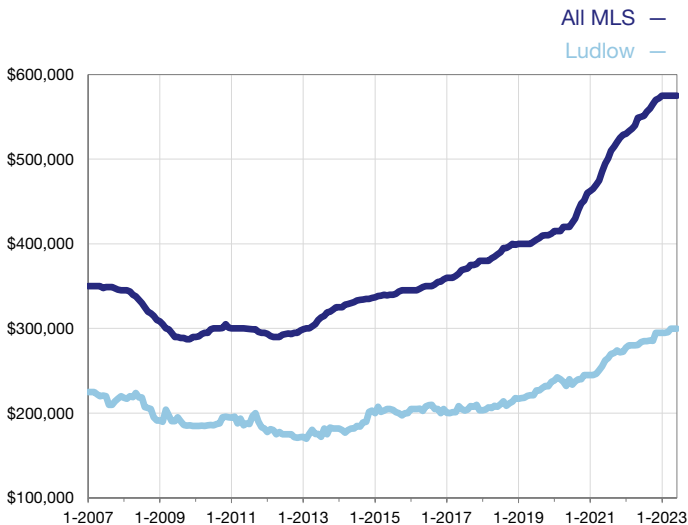
Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	4	0.0%	23	20	- 13.0%
Closed Sales	5	1	- 80.0%	23	14	- 39.1%
Median Sales Price*	\$223,750	\$333,000	+ 48.8%	\$300,000	\$247,000	- 17.7%
Inventory of Homes for Sale	1	7	+ 600.0%	--	--	--
Months Supply of Inventory	0.3	2.4	+ 700.0%	--	--	--
Cumulative Days on Market Until Sale	10	25	+ 150.0%	26	22	- 15.4%
Percent of Original List Price Received*	102.5%	95.2%	- 7.1%	101.1%	102.2%	+ 1.1%
New Listings	2	7	+ 250.0%	19	25	+ 31.6%

* 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

