

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dudley

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	11	15	+ 36.4%	78	76	- 2.6%
Closed Sales	8	12	+ 50.0%	61	75	+ 23.0%
Median Sales Price*	\$460,000	\$405,000	- 12.0%	\$435,000	\$401,650	- 7.7%
Inventory of Homes for Sale	21	6	- 71.4%	--	--	--
Months Supply of Inventory	1.8	0.6	- 66.7%	--	--	--
Cumulative Days on Market Until Sale	144	39	- 72.9%	95	44	- 53.7%
Percent of Original List Price Received*	112.3%	103.8%	- 7.6%	104.8%	100.3%	- 4.3%
New Listings	13	12	- 7.7%	86	76	- 11.6%

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

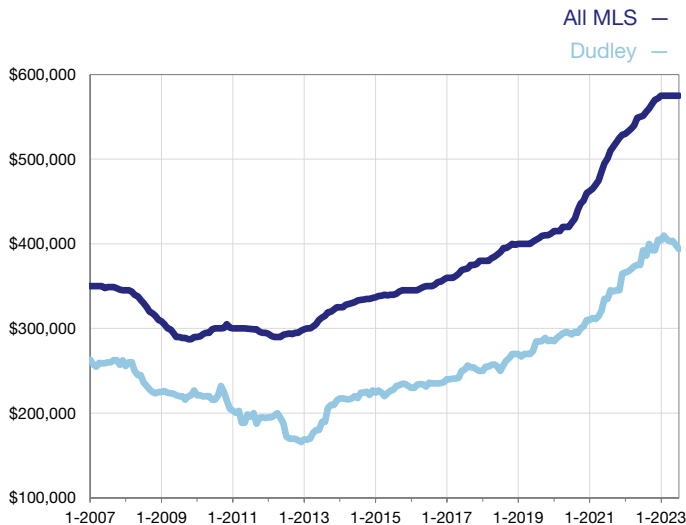
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	1	- 50.0%	9	8	- 11.1%
Closed Sales	2	1	- 50.0%	3	13	+ 333.3%
Median Sales Price*	\$151,000	\$436,170	+ 188.9%	\$155,000	\$422,160	+ 172.4%
Inventory of Homes for Sale	0	3	--	--	--	--
Months Supply of Inventory	0.0	2.5	--	--	--	--
Cumulative Days on Market Until Sale	17	25	+ 47.1%	22	39	+ 77.3%
Percent of Original List Price Received*	114.6%	101.7%	- 11.3%	109.7%	108.7%	- 0.9%
New Listings	0	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

