

# Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Ludlow

### Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	16	11	- 31.3%	101	96	- 5.0%
Closed Sales	19	11	- 42.1%	99	84	- 15.2%
Median Sales Price*	\$319,000	<b>\$325,000</b>	+ 1.9%	\$300,000	<b>\$313,500</b>	+ 4.5%
Inventory of Homes for Sale	22	15	- 31.8%	--	--	--
Months Supply of Inventory	1.3	1.2	- 7.7%	--	--	--
Cumulative Days on Market Until Sale	18	15	- 16.7%	30	37	+ 23.3%
Percent of Original List Price Received*	103.4%	<b>104.9%</b>	+ 1.5%	101.0%	<b>100.4%</b>	- 0.6%
New Listings	18	12	- 33.3%	112	102	- 8.9%

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

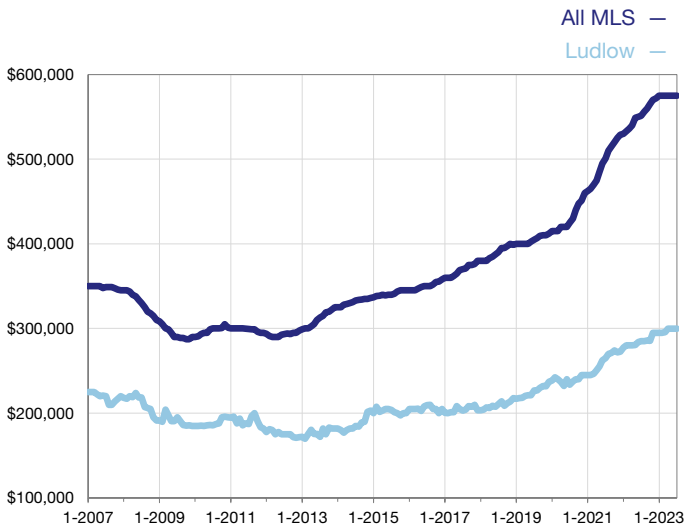
### Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	0	- 100.0%	27	20	- 25.9%
Closed Sales	1	5	+ 400.0%	24	19	- 20.8%
Median Sales Price*	\$486,198	<b>\$265,000</b>	- 45.5%	\$307,450	<b>\$250,000</b>	- 18.7%
Inventory of Homes for Sale	0	9	--	--	--	--
Months Supply of Inventory	0.0	3.2	--	--	--	--
Cumulative Days on Market Until Sale	539	211	- 60.9%	47	71	+ 51.1%
Percent of Original List Price Received*	103.5%	<b>100.9%</b>	- 2.5%	101.2%	<b>101.9%</b>	+ 0.7%
New Listings	4	2	- 50.0%	23	27	+ 17.4%

\* 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

