

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dudley

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	15	5	- 66.7%	93	79	- 15.1%
Closed Sales	14	10	- 28.6%	75	86	+ 14.7%
Median Sales Price*	\$411,000	\$410,575	- 0.1%	\$431,000	\$402,825	- 6.5%
Inventory of Homes for Sale	23	10	- 56.5%	--	--	--
Months Supply of Inventory	2.0	1.1	- 45.0%	--	--	--
Cumulative Days on Market Until Sale	20	17	- 15.0%	81	40	- 50.6%
Percent of Original List Price Received*	101.2%	102.4%	+ 1.2%	104.2%	100.5%	- 3.6%
New Listings	17	8	- 52.9%	103	84	- 18.4%

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

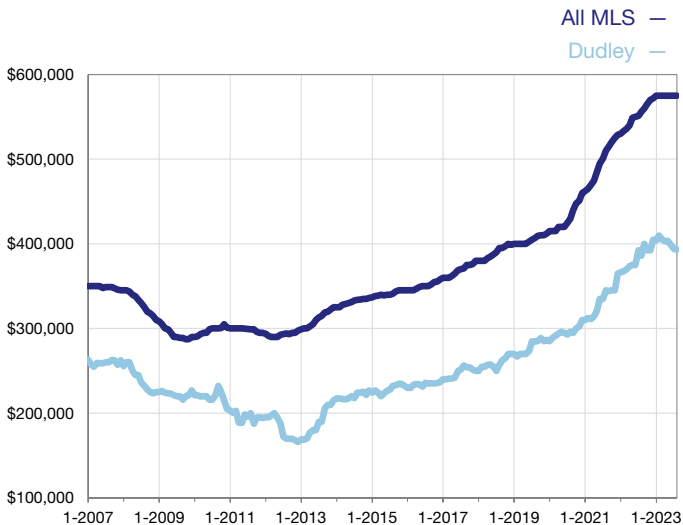
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	9	8	- 11.1%
Closed Sales	0	1	--	3	14	+ 366.7%
Median Sales Price*	\$0	\$514,950	--	\$155,000	\$426,580	+ 175.2%
Inventory of Homes for Sale	0	4	--	--	--	--
Months Supply of Inventory	0.0	3.3	--	--	--	--
Cumulative Days on Market Until Sale	0	34	--	22	39	+ 77.3%
Percent of Original List Price Received*	0.0%	101.8%	--	109.7%	108.2%	- 1.4%
New Listings	0	2	--	12	11	- 8.3%

* 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

