

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Ludlow

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	17	13	- 23.5%	118	106	- 10.2%
Closed Sales	16	12	- 25.0%	115	96	- 16.5%
Median Sales Price*	\$274,950	\$354,950	+ 29.1%	\$298,723	\$314,750	+ 5.4%
Inventory of Homes for Sale	23	20	- 13.0%	--	--	--
Months Supply of Inventory	1.4	1.7	+ 21.4%	--	--	--
Cumulative Days on Market Until Sale	20	28	+ 40.0%	28	36	+ 28.6%
Percent of Original List Price Received*	105.5%	100.5%	- 4.7%	101.7%	100.4%	- 1.3%
New Listings	18	17	- 5.6%	130	118	- 9.2%

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

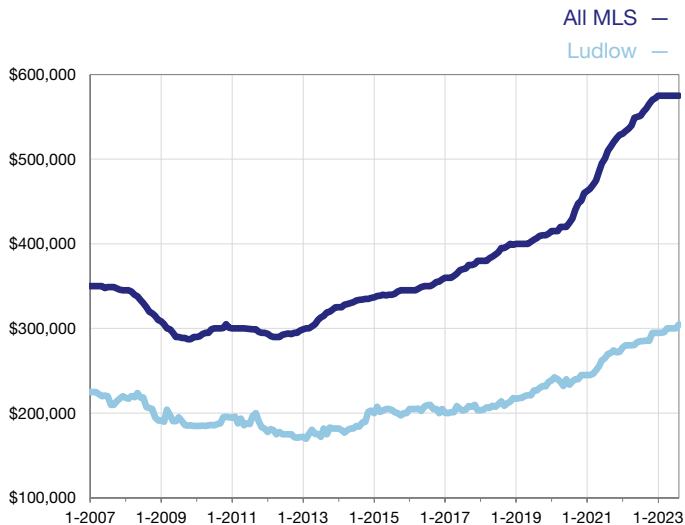
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	5	+ 400.0%	28	25	- 10.7%
Closed Sales	6	5	- 16.7%	30	24	- 20.0%
Median Sales Price*	\$236,000	\$264,000	+ 11.9%	\$299,950	\$252,500	- 15.8%
Inventory of Homes for Sale	5	6	+ 20.0%	--	--	--
Months Supply of Inventory	1.6	1.9	+ 18.8%	--	--	--
Cumulative Days on Market Until Sale	21	30	+ 42.9%	42	63	+ 50.0%
Percent of Original List Price Received*	103.0%	102.5%	- 0.5%	101.5%	102.0%	+ 0.5%
New Listings	6	2	- 66.7%	29	29	0.0%

* 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

