

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dudley

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	11	+ 10.0%	103	89	- 13.6%
Closed Sales	11	4	- 63.6%	86	91	+ 5.8%
Median Sales Price*	\$407,000	\$411,500	+ 1.1%	\$430,500	\$404,000	- 6.2%
Inventory of Homes for Sale	20	15	- 25.0%	--	--	--
Months Supply of Inventory	1.7	1.7	0.0%	--	--	--
Cumulative Days on Market Until Sale	79	20	- 74.7%	81	39	- 51.9%
Percent of Original List Price Received*	104.5%	101.3%	- 3.1%	104.2%	100.5%	- 3.6%
New Listings	9	16	+ 77.8%	112	100	- 10.7%

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

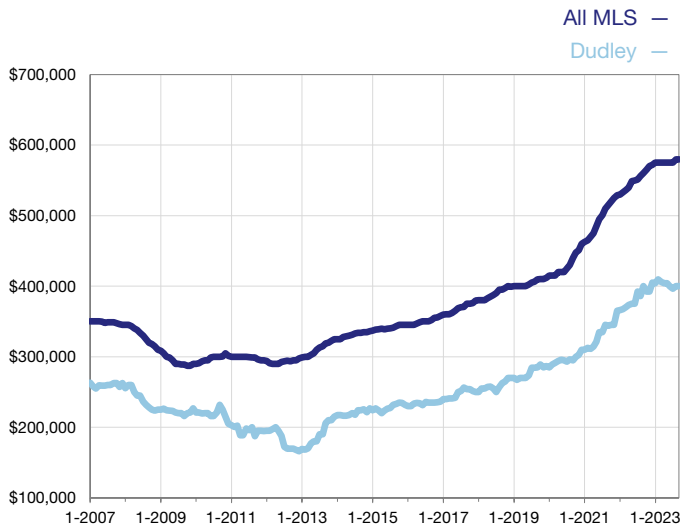
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	3	--	9	11	+ 22.2%
Closed Sales	0	0	--	3	14	+ 366.7%
Median Sales Price*	\$0	\$0	--	\$155,000	\$426,580	+ 175.2%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	0.0	1.4	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	22	39	+ 77.3%
Percent of Original List Price Received*	0.0%	0.0%	--	109.7%	108.2%	- 1.4%
New Listings	0	1	--	12	12	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

