

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Ludlow

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	16	+ 60.0%	128	121	- 5.5%
Closed Sales	16	11	- 31.3%	131	107	- 18.3%
Median Sales Price*	\$295,000	\$325,000	+ 10.2%	\$296,000	\$315,000	+ 6.4%
Inventory of Homes for Sale	23	14	- 39.1%	--	--	--
Months Supply of Inventory	1.5	1.2	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	28	31	+ 10.7%	28	35	+ 25.0%
Percent of Original List Price Received*	97.0%	102.9%	+ 6.1%	101.1%	100.6%	- 0.5%
New Listings	13	13	0.0%	143	131	- 8.4%

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

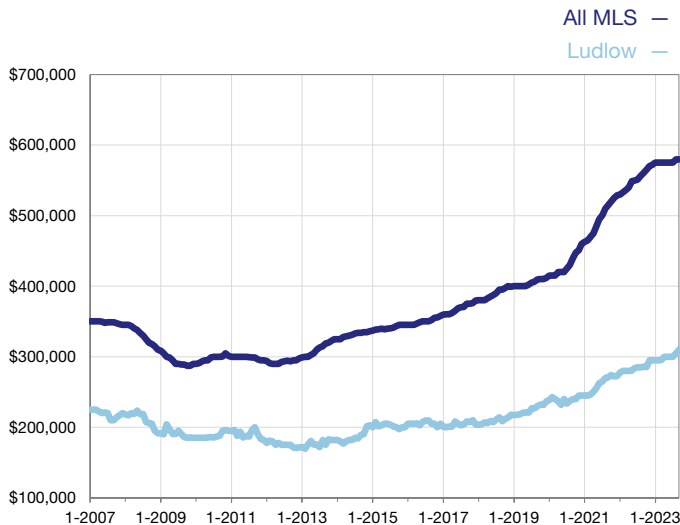
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	3	--	28	28	0.0%
Closed Sales	1	1	0.0%	31	25	- 19.4%
Median Sales Price*	\$280,000	\$275,000	- 1.8%	\$299,900	\$255,000	- 15.0%
Inventory of Homes for Sale	7	6	- 14.3%	--	--	--
Months Supply of Inventory	2.1	1.9	- 9.5%	--	--	--
Cumulative Days on Market Until Sale	6	14	+ 133.3%	41	61	+ 48.8%
Percent of Original List Price Received*	105.7%	100.0%	- 5.4%	101.7%	101.9%	+ 0.2%
New Listings	2	3	+ 50.0%	31	32	+ 3.2%

* 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

