

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dudley

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	10	+ 100.0%	108	98	- 9.3%
Closed Sales	15	11	- 26.7%	101	103	+ 2.0%
Median Sales Price*	\$355,000	\$395,000	+ 11.3%	\$410,000	\$401,650	- 2.0%
Inventory of Homes for Sale	23	13	- 43.5%	--	--	--
Months Supply of Inventory	2.2	1.4	- 36.4%	--	--	--
Cumulative Days on Market Until Sale	25	54	+ 116.0%	72	41	- 43.1%
Percent of Original List Price Received*	102.8%	96.0%	- 6.6%	104.0%	100.1%	- 3.8%
New Listings	9	10	+ 11.1%	121	110	- 9.1%

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

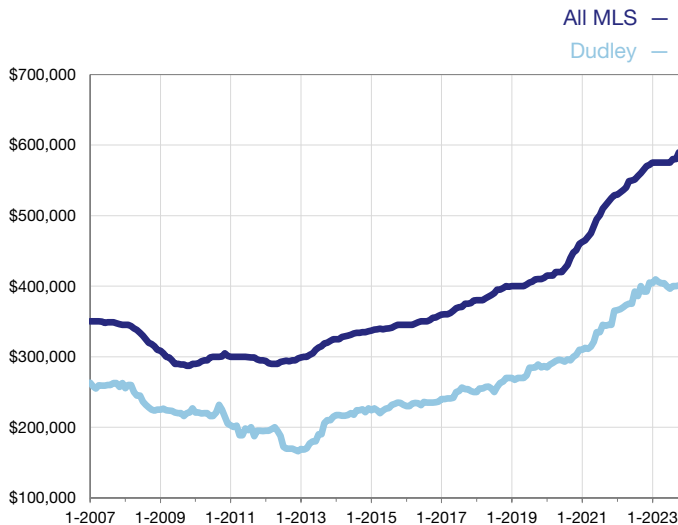
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	3	+ 50.0%	11	14	+ 27.3%
Closed Sales	0	2	--	3	16	+ 433.3%
Median Sales Price*	\$0	\$342,325	--	\$155,000	\$426,580	+ 175.2%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	1.3	0.7	- 46.2%	--	--	--
Cumulative Days on Market Until Sale	0	73	--	22	43	+ 95.5%
Percent of Original List Price Received*	0.0%	111.7%	--	109.7%	108.7%	- 0.9%
New Listings	4	2	- 50.0%	16	14	- 12.5%

* 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

