

# Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Ludlow

### Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	10	+ 11.1%	137	129	- 5.8%
Closed Sales	12	14	+ 16.7%	143	122	- 14.7%
Median Sales Price*	\$282,950	\$297,750	+ 5.2%	\$295,000	\$310,000	+ 5.1%
Inventory of Homes for Sale	19	17	- 10.5%	--	--	--
Months Supply of Inventory	1.4	1.4	0.0%	--	--	--
Cumulative Days on Market Until Sale	27	25	- 7.4%	28	34	+ 21.4%
Percent of Original List Price Received*	101.5%	106.4%	+ 4.8%	101.1%	101.3%	+ 0.2%
New Listings	7	11	+ 57.1%	150	143	- 4.7%

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

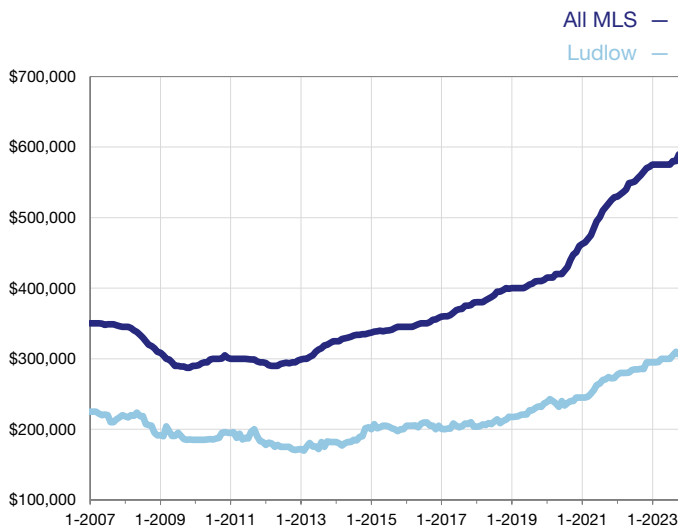
### Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	2	0.0%	30	30	0.0%
Closed Sales	3	3	0.0%	34	28	- 17.6%
Median Sales Price*	\$395,000	\$255,000	- 35.4%	\$307,450	\$255,000	- 17.1%
Inventory of Homes for Sale	7	7	0.0%	--	--	--
Months Supply of Inventory	2.0	2.2	+ 10.0%	--	--	--
Cumulative Days on Market Until Sale	207	4	- 98.1%	55	55	0.0%
Percent of Original List Price Received*	99.6%	103.0%	+ 3.4%	101.5%	102.1%	+ 0.6%
New Listings	2	3	+ 50.0%	33	35	+ 6.1%

\* 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

