

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dudley

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	13	+ 62.5%	116	111	- 4.3%
Closed Sales	9	7	- 22.2%	110	110	0.0%
Median Sales Price*	\$355,000	\$400,000	+ 12.7%	\$404,000	\$401,400	- 0.6%
Inventory of Homes for Sale	17	13	- 23.5%	--	--	--
Months Supply of Inventory	1.7	1.3	- 23.5%	--	--	--
Cumulative Days on Market Until Sale	36	20	- 44.4%	69	39	- 43.5%
Percent of Original List Price Received*	95.1%	99.1%	+ 4.2%	103.3%	100.0%	- 3.2%
New Listings	5	12	+ 140.0%	126	122	- 3.2%

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

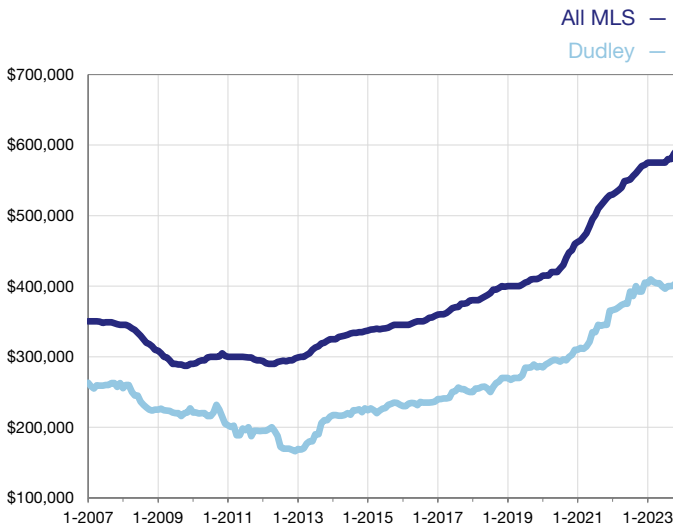
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	0	- 100.0%	12	14	+ 16.7%
Closed Sales	0	3	--	3	19	+ 533.3%
Median Sales Price*	\$0	\$170,000	--	\$155,000	\$422,160	+ 172.4%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	1.3	1.3	0.0%	--	--	--
Cumulative Days on Market Until Sale	0	116	--	22	55	+ 150.0%
Percent of Original List Price Received*	0.0%	92.8%	--	109.7%	106.2%	- 3.2%
New Listings	2	1	- 50.0%	18	15	- 16.7%

* 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

