

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Ludlow

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	14	+ 250.0%	141	143	+ 1.4%
Closed Sales	7	13	+ 85.7%	150	135	- 10.0%
Median Sales Price*	\$295,000	\$450,000	+ 52.5%	\$295,000	\$314,500	+ 6.6%
Inventory of Homes for Sale	25	14	- 44.0%	--	--	--
Months Supply of Inventory	1.9	1.1	- 42.1%	--	--	--
Cumulative Days on Market Until Sale	60	38	- 36.7%	30	34	+ 13.3%
Percent of Original List Price Received*	90.5%	96.9%	+ 7.1%	100.6%	100.9%	+ 0.3%
New Listings	12	13	+ 8.3%	162	156	- 3.7%

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

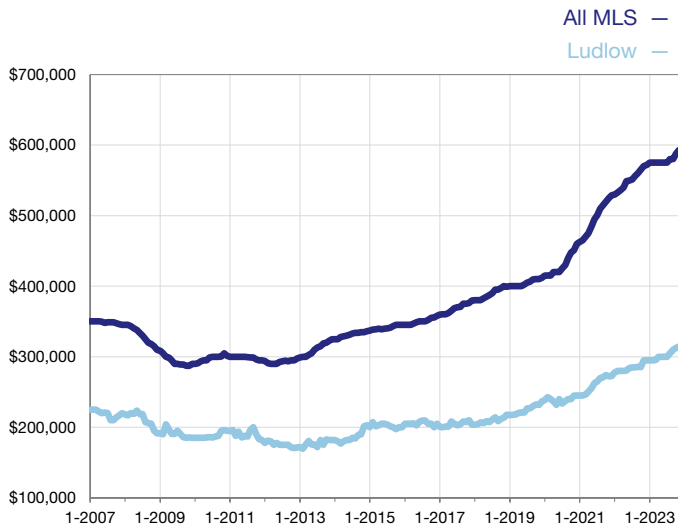
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	2	0.0%	32	32	0.0%
Closed Sales	2	3	+ 50.0%	36	31	- 13.9%
Median Sales Price*	\$215,000	\$279,900	+ 30.2%	\$299,950	\$264,000	- 12.0%
Inventory of Homes for Sale	6	8	+ 33.3%	--	--	--
Months Supply of Inventory	2.0	2.5	+ 25.0%	--	--	--
Cumulative Days on Market Until Sale	24	17	- 29.2%	54	51	- 5.6%
Percent of Original List Price Received*	104.3%	99.5%	- 4.6%	101.7%	101.8%	+ 0.1%
New Listings	1	3	+ 200.0%	34	38	+ 11.8%

* 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

