

# Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Dudley

### Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	8	+ 14.3%	123	117	- 4.9%
Closed Sales	5	11	+ 120.0%	115	121	+ 5.2%
Median Sales Price*	\$415,000	<b>\$470,000</b>	+ 13.3%	\$405,000	<b>\$404,000</b>	- 0.2%
Inventory of Homes for Sale	9	10	+ 11.1%	--	--	--
Months Supply of Inventory	0.9	1.0	+ 11.1%	--	--	--
Cumulative Days on Market Until Sale	51	26	- 49.0%	68	38	- 44.1%
Percent of Original List Price Received*	91.2%	<b>96.4%</b>	+ 5.7%	102.7%	<b>99.7%</b>	- 2.9%
New Listings	4	3	- 25.0%	130	125	- 3.8%

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

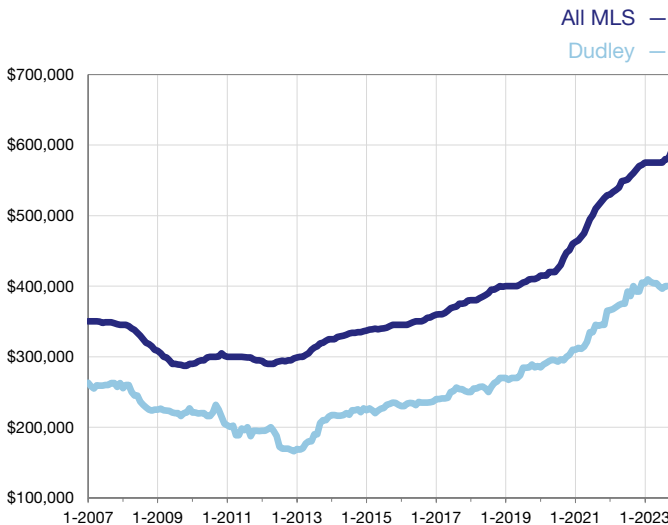
### Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	1	--	12	15	+ 25.0%
Closed Sales	1	2	+ 100.0%	4	21	+ 425.0%
Median Sales Price*	\$150,000	<b>\$510,175</b>	+ 240.1%	\$152,500	<b>\$431,000</b>	+ 182.6%
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	25	255	+ 920.0%	23	74	+ 221.7%
Percent of Original List Price Received*	100.7%	<b>94.8%</b>	- 5.9%	107.4%	<b>105.1%</b>	- 2.1%
New Listings	0	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

