

# Local Market Update – February 2024

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## Dudley

### Single-Family Properties

| Key Metrics                              | February  |                  |         | Year to Date |                  |         |
|--|-----------|------------------|---------|--------------|------------------|---------|
|  | 2023      | 2024             | + / -   | 2023         | 2024             | + / -   |
| Pending Sales                            | 6         | 7                | + 16.7% | 14           | 14               | 0.0%    |
| Closed Sales                             | 8         | 7                | - 12.5% | 16           | 16               | 0.0%    |
| Median Sales Price*                      | \$444,975 | <b>\$355,000</b> | - 20.2% | \$375,825    | <b>\$393,700</b> | + 4.8%  |
| Inventory of Homes for Sale              | 11        | 7                | - 36.4% | --           | --               | --      |
| Months Supply of Inventory               | 1.1       | <b>0.7</b>       | - 36.4% | --           | --               | --      |
| Cumulative Days on Market Until Sale     | 57        | <b>33</b>        | - 42.1% | 42           | <b>61</b>        | + 45.2% |
| Percent of Original List Price Received* | 96.5%     | <b>99.8%</b>     | + 3.4%  | 98.3%        | <b>98.0%</b>     | - 0.3%  |
| New Listings                             | 8         | <b>6</b>         | - 25.0% | 17           | <b>10</b>        | - 41.2% |

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

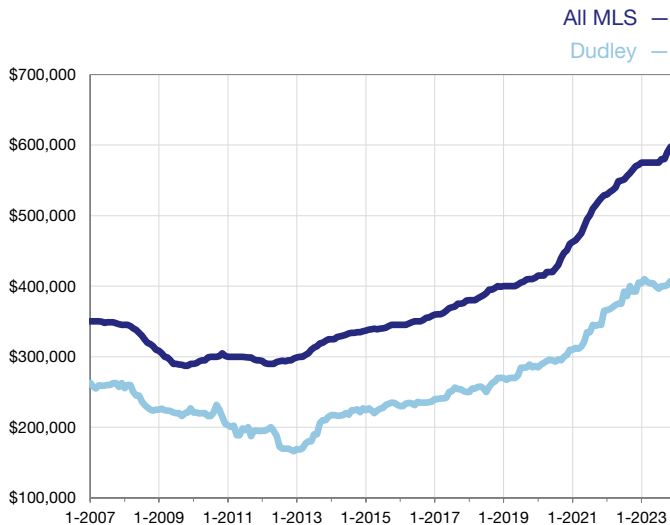
### Condominium Properties

| Key Metrics                              | February  |             |          | Year to Date |                  |          |
|--|-----------|-------------|----------|--------------|------------------|----------|
|  | 2023      | 2024        | + / -    | 2023         | 2024             | + / -    |
| Pending Sales                            | 1         | 0           | - 100.0% | 2            | 1                | - 50.0%  |
| Closed Sales                             | 2         | 0           | - 100.0% | 2            | 2                | 0.0%     |
| Median Sales Price*                      | \$350,700 | <b>\$0</b>  | - 100.0% | \$350,700    | <b>\$384,450</b> | + 9.6%   |
| Inventory of Homes for Sale              | 4         | 0           | - 100.0% | --           | --               | --       |
| Months Supply of Inventory               | 2.9       | <b>0.0</b>  | - 100.0% | --           | --               | --       |
| Cumulative Days on Market Until Sale     | 48        | <b>0</b>    | - 100.0% | 48           | <b>165</b>       | + 243.8% |
| Percent of Original List Price Received* | 116.8%    | <b>0.0%</b> | - 100.0% | 116.8%       | <b>107.9%</b>    | - 7.6%   |
| New Listings                             | 2         | 0           | - 100.0% | 4            | 0                | - 100.0% |

\* 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

