

Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Ludlow

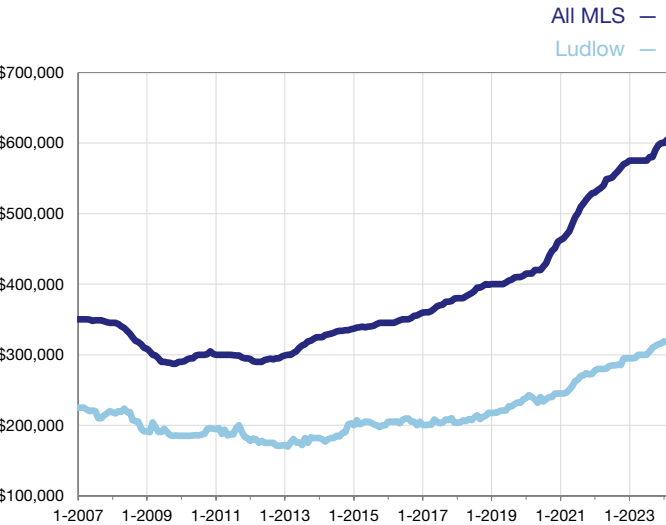
Single-Family Properties	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	12	19	+ 58.3%	23	28	+ 21.7%
Closed Sales	13	12	- 7.7%	19	19	0.0%
Median Sales Price*	\$324,999	\$311,500	- 4.2%	\$300,000	\$303,000	+ 1.0%
Inventory of Homes for Sale	22	20	- 9.1%	--	--	--
Months Supply of Inventory	1.7	1.6	- 5.9%	--	--	--
Cumulative Days on Market Until Sale	52	42	- 19.2%	54	34	- 37.0%
Percent of Original List Price Received*	97.2%	100.3%	+ 3.2%	95.9%	100.2%	+ 4.5%
New Listings	15	19	+ 26.7%	27	35	+ 29.6%

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

Condominium Properties	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	4	3	- 25.0%	6	4	- 33.3%
Closed Sales	1	0	- 100.0%	1	2	+ 100.0%
Median Sales Price*	\$230,000	\$0	- 100.0%	\$230,000	\$283,750	+ 23.4%
Inventory of Homes for Sale	7	7	0.0%	--	--	--
Months Supply of Inventory	2.2	2.4	+ 9.1%	--	--	--
Cumulative Days on Market Until Sale	6	0	- 100.0%	6	22	+ 266.7%
Percent of Original List Price Received*	100.7%	0.0%	- 100.0%	100.7%	93.3%	- 7.3%
New Listings	4	2	- 50.0%	7	3	- 57.1%

* 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

