

# Local Market Update – March 2024

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## Dudley

### Single-Family Properties

| Key Metrics                              | March     |                  |         | Year to Date |                  |         |
|--|-----------|------------------|---------|--------------|------------------|---------|
|  | 2023      | 2024             | + / -   | 2023         | 2024             | + / -   |
| Pending Sales                            | 8         | 5                | - 37.5% | 22           | 18               | - 18.2% |
| Closed Sales                             | 12        | 6                | - 50.0% | 28           | 22               | - 21.4% |
| Median Sales Price*                      | \$430,000 | <b>\$410,750</b> | - 4.5%  | \$408,325    | <b>\$401,450</b> | - 1.7%  |
| Inventory of Homes for Sale              | 11        | 9                | - 18.2% | --           | --               | --      |
| Months Supply of Inventory               | 1.1       | 1.0              | - 9.1%  | --           | --               | --      |
| Cumulative Days on Market Until Sale     | 87        | 44               | - 49.4% | 61           | 56               | - 8.2%  |
| Percent of Original List Price Received* | 95.1%     | <b>100.4%</b>    | + 5.6%  | 96.9%        | <b>98.7%</b>     | + 1.9%  |
| New Listings                             | 8         | 7                | - 12.5% | 25           | 17               | - 32.0% |

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

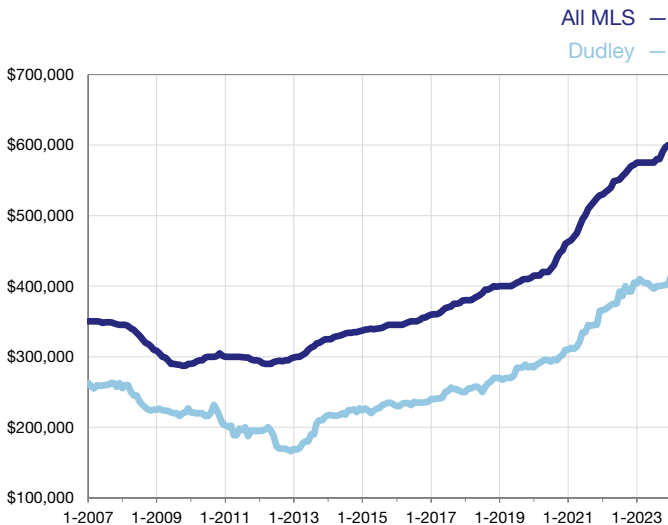
### Condominium Properties

| Key Metrics                              | March     |                  |            | Year to Date |                  |          |
|--|-----------|------------------|------------|--------------|------------------|----------|
|  | 2023      | 2024             | + / -      | 2023         | 2024             | + / -    |
| Pending Sales                            | 2         | 0                | - 100.0%   | 4            | 1                | - 75.0%  |
| Closed Sales                             | 1         | 1                | 0.0%       | 3            | 3                | 0.0%     |
| Median Sales Price*                      | \$501,300 | <b>\$158,000</b> | - 68.5%    | \$501,300    | <b>\$173,000</b> | - 65.5%  |
| Inventory of Homes for Sale              | 5         | 0                | - 100.0%   | --           | --               | --       |
| Months Supply of Inventory               | 3.3       | 0.0              | - 100.0%   | --           | --               | --       |
| Cumulative Days on Market Until Sale     | 1         | 13               | + 1,200.0% | 32           | 114              | + 256.3% |
| Percent of Original List Price Received* | 116.6%    | <b>105.4%</b>    | - 9.6%     | 116.7%       | <b>107.1%</b>    | - 8.2%   |
| New Listings                             | 3         | 0                | - 100.0%   | 7            | 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

