

Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dudley

Single-Family Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	8	8	0.0%	30	25	- 16.7%
Closed Sales	9	4	- 55.6%	37	26	- 29.7%
Median Sales Price*	\$470,000	\$499,450	+ 6.3%	\$415,000	\$413,200	- 0.4%
Inventory of Homes for Sale	20	7	- 65.0%	--	--	--
Months Supply of Inventory	2.2	0.8	- 63.6%	--	--	--
Cumulative Days on Market Until Sale	44	32	- 27.3%	57	53	- 7.0%
Percent of Original List Price Received*	99.2%	108.3%	+ 9.2%	97.5%	100.2%	+ 2.8%
New Listings	17	5	- 70.6%	42	22	- 47.6%

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

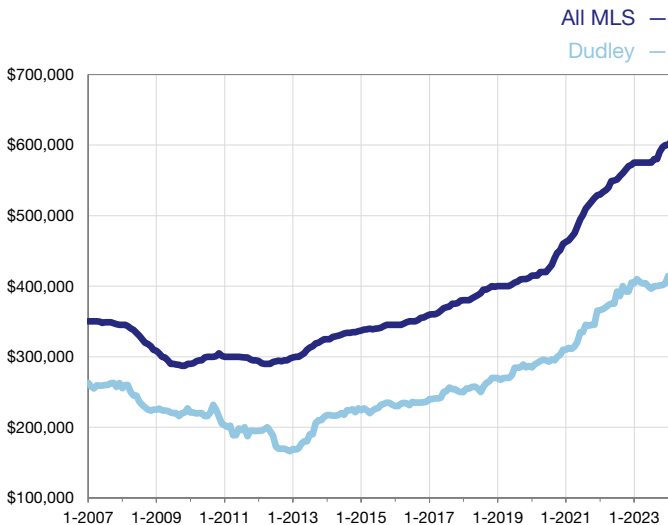
Condominium Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	1	0	- 100.0%	5	1	- 80.0%
Closed Sales	5	0	- 100.0%	8	3	- 62.5%
Median Sales Price*	\$422,160	\$0	- 100.0%	\$426,580	\$173,000	- 59.4%
Inventory of Homes for Sale	4	0	- 100.0%	--	--	--
Months Supply of Inventory	2.8	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	63	0	- 100.0%	51	114	+ 123.5%
Percent of Original List Price Received*	103.1%	0.0%	- 100.0%	108.2%	107.1%	- 1.0%
New Listings	0	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

