

# Local Market Update – May 2024

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## Dudley

### Single-Family Properties

| Key Metrics                              | May       |                  |         | Year to Date |                  |         |
|--|-----------|------------------|---------|--------------|------------------|---------|
|  | 2023      | 2024             | + / -   | 2023         | 2024             | + / -   |
| Pending Sales                            | 17        | 10               | - 41.2% | 47           | 35               | - 25.5% |
| Closed Sales                             | 10        | 4                | - 60.0% | 47           | 30               | - 36.2% |
| Median Sales Price*                      | \$414,500 | <b>\$507,500</b> | + 22.4% | \$415,000    | <b>\$422,500</b> | + 1.8%  |
| Inventory of Homes for Sale              | 15        | 11               | - 26.7% | --           | --               | --      |
| Months Supply of Inventory               | 1.6       | 1.3              | - 18.8% | --           | --               | --      |
| Cumulative Days on Market Until Sale     | 19        | 34               | + 78.9% | 49           | 50               | + 2.0%  |
| Percent of Original List Price Received* | 105.0%    | <b>100.8%</b>    | - 4.0%  | 99.1%        | <b>100.2%</b>    | + 1.1%  |
| New Listings                             | 13        | 15               | + 15.4% | 55           | 37               | - 32.7% |

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

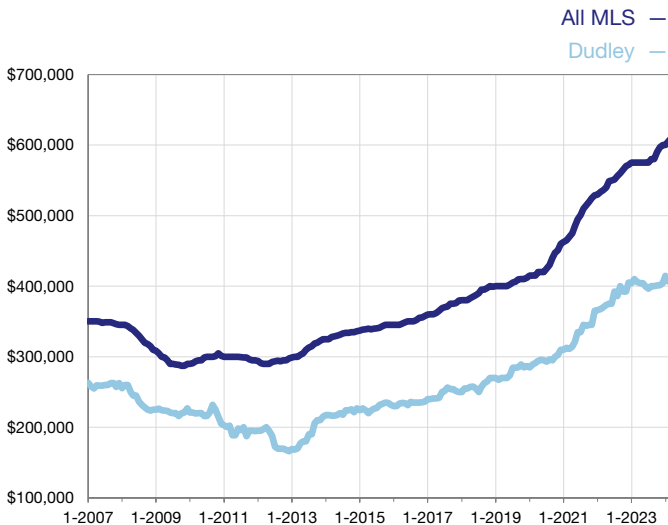
### Condominium Properties

| Key Metrics                              | May       |             |          | Year to Date |                  |          |
|--|-----------|-------------|----------|--------------|------------------|----------|
|  | 2023      | 2024        | + / -    | 2023         | 2024             | + / -    |
| Pending Sales                            | 1         | 0           | - 100.0% | 6            | 1                | - 83.3%  |
| Closed Sales                             | 1         | 0           | - 100.0% | 9            | 3                | - 66.7%  |
| Median Sales Price*                      | \$160,000 | <b>\$0</b>  | - 100.0% | \$422,160    | <b>\$173,000</b> | - 59.0%  |
| Inventory of Homes for Sale              | 5         | 0           | - 100.0% | --           | --               | --       |
| Months Supply of Inventory               | 3.5       | 0.0         | - 100.0% | --           | --               | --       |
| Cumulative Days on Market Until Sale     | 7         | 0           | - 100.0% | 46           | 114              | + 147.8% |
| Percent of Original List Price Received* | 118.5%    | <b>0.0%</b> | - 100.0% | 109.3%       | <b>107.1%</b>    | - 2.0%   |
| New Listings                             | 2         | 0           | - 100.0% | 9            | 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

