

Local Market Update – July 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dudley

Single-Family Properties

Key Metrics	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	13	8	- 38.5%	74	47	- 36.5%
Closed Sales	12	5	- 58.3%	76	46	- 39.5%
Median Sales Price*	\$405,000	\$485,000	+ 19.8%	\$402,825	\$432,500	+ 7.4%
Inventory of Homes for Sale	9	14	+ 55.6%	--	--	--
Months Supply of Inventory	0.9	1.9	+ 111.1%	--	--	--
Cumulative Days on Market Until Sale	39	31	- 20.5%	43	45	+ 4.7%
Percent of Original List Price Received*	103.8%	99.8%	- 3.9%	100.3%	100.1%	- 0.2%
New Listings	12	8	- 33.3%	76	53	- 30.3%

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

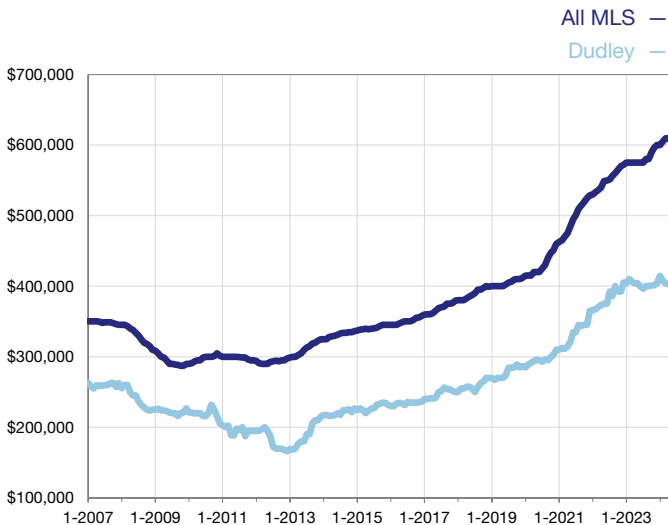
Condominium Properties

Key Metrics	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	1	2	+ 100.0%	8	3	- 62.5%
Closed Sales	1	1	0.0%	13	4	- 69.2%
Median Sales Price*	\$436,170	\$190,000	- 56.4%	\$422,160	\$181,500	- 57.0%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	2.5	0.5	- 80.0%	--	--	--
Cumulative Days on Market Until Sale	25	31	+ 24.0%	39	93	+ 138.5%
Percent of Original List Price Received*	101.7%	95.2%	- 6.4%	108.7%	104.1%	- 4.2%
New Listings	0	2	--	9	3	- 66.7%

* 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

