

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dudley

Single-Family Properties

Key Metrics	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	5	7	+ 40.0%	79	52	- 34.2%
Closed Sales	11	8	- 27.3%	87	55	- 36.8%
Median Sales Price*	\$420,000	\$417,500	- 0.6%	\$404,000	\$426,000	+ 5.4%
Inventory of Homes for Sale	11	14	+ 27.3%	--	--	--
Months Supply of Inventory	1.2	1.9	+ 58.3%	--	--	--
Cumulative Days on Market Until Sale	17	33	+ 94.1%	40	43	+ 7.5%
Percent of Original List Price Received*	102.2%	102.0%	- 0.2%	100.5%	100.6%	+ 0.1%
New Listings	8	8	0.0%	84	59	- 29.8%

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

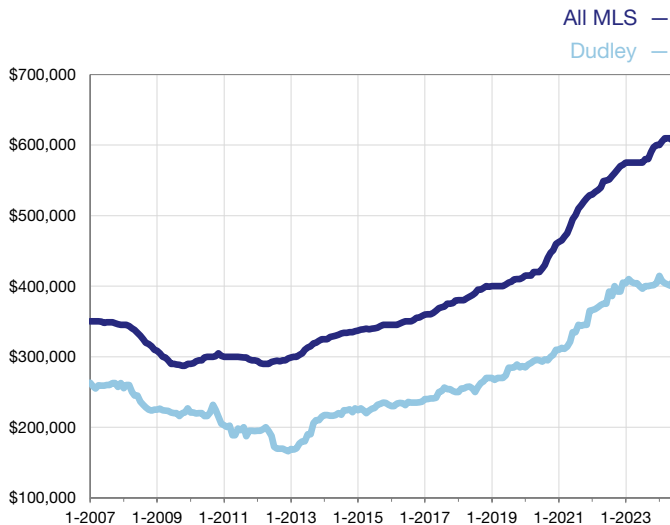
Condominium Properties

Key Metrics	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	1	--	8	4	- 50.0%
Closed Sales	1	1	0.0%	14	5	- 64.3%
Median Sales Price*	\$514,950	\$380,000	- 26.2%	\$426,580	\$190,000	- 55.5%
Inventory of Homes for Sale	4	1	- 75.0%	--	--	--
Months Supply of Inventory	3.3	0.5	- 84.8%	--	--	--
Cumulative Days on Market Until Sale	34	8	- 76.5%	39	76	+ 94.9%
Percent of Original List Price Received*	101.8%	108.6%	+ 6.7%	108.2%	105.0%	- 3.0%
New Listings	2	1	- 50.0%	11	4	- 63.6%

* 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

