

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Ludlow

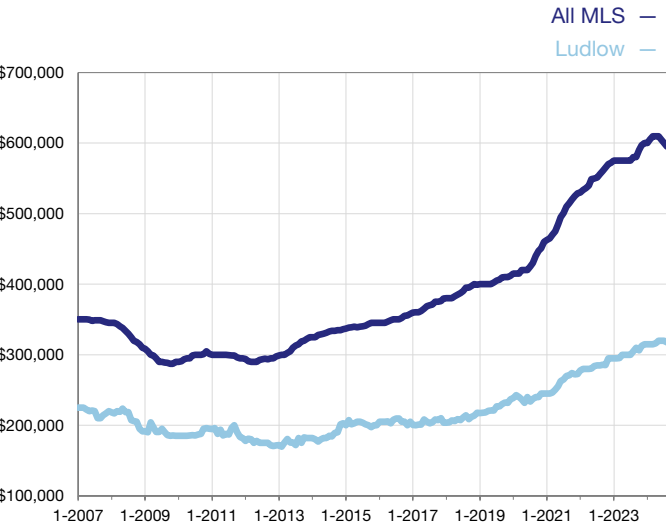
Single-Family Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	12	14	+ 16.7%	103	120	+ 16.5%
Closed Sales	12	13	+ 8.3%	96	119	+ 24.0%
Median Sales Price*	\$354,950	\$435,900	+ 22.8%	\$314,750	\$360,000	+ 14.4%
Inventory of Homes for Sale	25	16	- 36.0%	--	--	--
Months Supply of Inventory	2.2	1.2	- 45.5%	--	--	--
Cumulative Days on Market Until Sale	28	29	+ 3.6%	36	36	0.0%
Percent of Original List Price Received*	100.5%	100.3%	- 0.2%	100.4%	101.4%	+ 1.0%
New Listings	18	16	- 11.1%	118	135	+ 14.4%

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

Condominium Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	5	3	- 40.0%	25	19	- 24.0%
Closed Sales	5	1	- 80.0%	24	17	- 29.2%
Median Sales Price*	\$264,000	\$262,000	- 0.8%	\$252,500	\$260,000	+ 3.0%
Inventory of Homes for Sale	6	9	+ 50.0%	--	--	--
Months Supply of Inventory	1.9	3.9	+ 105.3%	--	--	--
Cumulative Days on Market Until Sale	30	6	- 80.0%	63	19	- 69.8%
Percent of Original List Price Received*	102.5%	100.6%	- 1.9%	102.0%	101.0%	- 1.0%
New Listings	2	4	+ 100.0%	29	21	- 27.6%

* 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

