

# Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Dudley

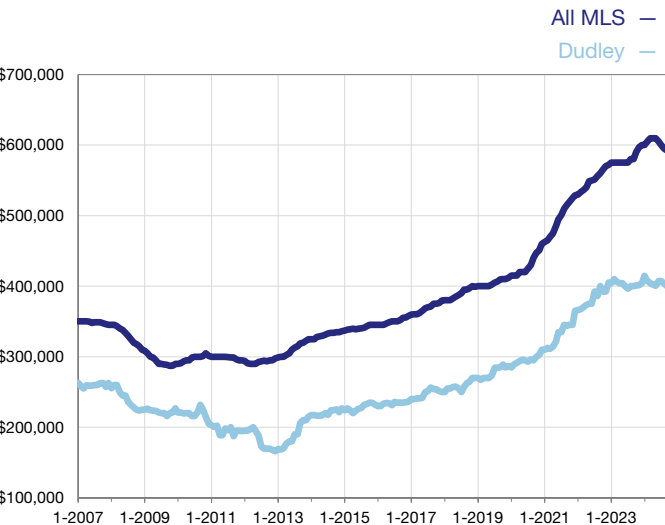
Single-Family Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	9	18	+ 100.0%	88	70	- 20.5%
Closed Sales	5	7	+ 40.0%	92	62	- 32.6%
Median Sales Price*	\$423,000	\$405,000	- 4.3%	\$407,000	\$425,000	+ 4.4%
Inventory of Homes for Sale	18	11	- 38.9%	--	--	--
Months Supply of Inventory	2.0	1.4	- 30.0%	--	--	--
Cumulative Days on Market Until Sale	20	40	+ 100.0%	39	42	+ 7.7%
Percent of Original List Price Received*	102.4%	98.9%	- 3.4%	100.6%	100.4%	- 0.2%
New Listings	16	17	+ 6.3%	100	76	- 24.0%

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

Condominium Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	3	1	- 66.7%	11	4	- 63.6%
Closed Sales	0	0	--	14	5	- 64.3%
Median Sales Price*	\$0	\$0	--	\$426,580	\$190,000	- 55.5%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	1.4	0.6	- 57.1%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	39	76	+ 94.9%
Percent of Original List Price Received*	0.0%	0.0%	--	108.2%	105.0%	- 3.0%
New Listings	1	0	- 100.0%	12	4	- 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

