

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Ludlow

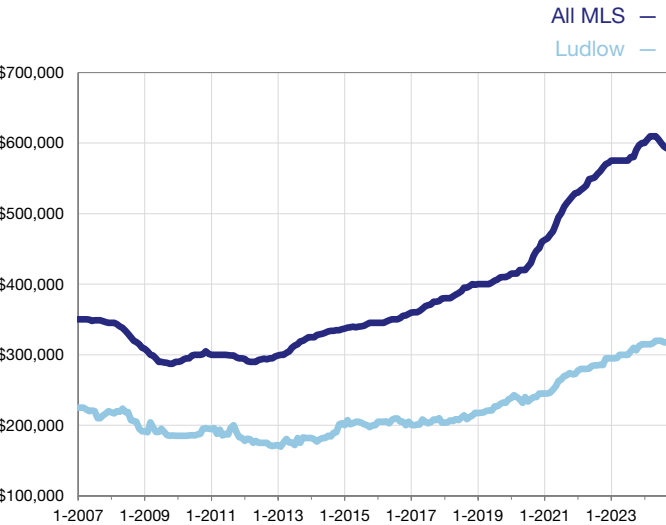
| Single-Family Properties | September | | | Year to Date | | |
|--|-----------|-----------|---------|--------------|-----------|---------|
| | 2023 | 2024 | + / - | 2023 | 2024 | + / - |
| Key Metrics | | | | | | |
| Pending Sales | 14 | 18 | + 28.6% | 117 | 133 | + 13.7% |
| Closed Sales | 12 | 6 | - 50.0% | 108 | 126 | + 16.7% |
| Median Sales Price* | \$315,000 | \$380,000 | + 20.6% | \$314,750 | \$366,500 | + 16.4% |
| Inventory of Homes for Sale | 22 | 23 | + 4.5% | -- | -- | -- |
| Months Supply of Inventory | 1.9 | 1.7 | - 10.5% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 29 | 17 | - 41.4% | 35 | 35 | 0.0% |
| Percent of Original List Price Received* | 102.6% | 100.6% | - 1.9% | 100.6% | 101.4% | + 0.8% |
| New Listings | 14 | 21 | + 50.0% | 132 | 156 | + 18.2% |

* 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 | 4 | + 33.3% | 28 | 22 | - 21.4% |
| Closed Sales | 1 | 2 | + 100.0% | 25 | 19 | - 24.0% |
| Median Sales Price* | \$275,000 | \$494,950 | + 80.0% | \$255,000 | \$260,000 | + 2.0% |
| Inventory of Homes for Sale | 6 | 8 | + 33.3% | -- | -- | -- |
| Months Supply of Inventory | 1.9 | 3.4 | + 78.9% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 14 | 17 | + 21.4% | 61 | 19 | - 68.9% |
| Percent of Original List Price Received* | 100.0% | 102.5% | + 2.5% | 101.9% | 101.2% | - 0.7% |
| New Listings | 3 | 3 | 0.0% | 32 | 23 | - 28.1% |

* 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

