

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dudley

Single-Family Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	10	10	0.0%	98	77	- 21.4%
Closed Sales	11	12	+ 9.1%	103	74	- 28.2%
Median Sales Price*	\$395,000	\$502,500	+ 27.2%	\$401,650	\$428,000	+ 6.6%
Inventory of Homes for Sale	18	9	- 50.0%	--	--	--
Months Supply of Inventory	1.9	1.2	- 36.8%	--	--	--
Cumulative Days on Market Until Sale	54	38	- 29.6%	41	42	+ 2.4%
Percent of Original List Price Received*	96.0%	99.5%	+ 3.6%	100.1%	100.2%	+ 0.1%
New Listings	10	9	- 10.0%	110	85	- 22.7%

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

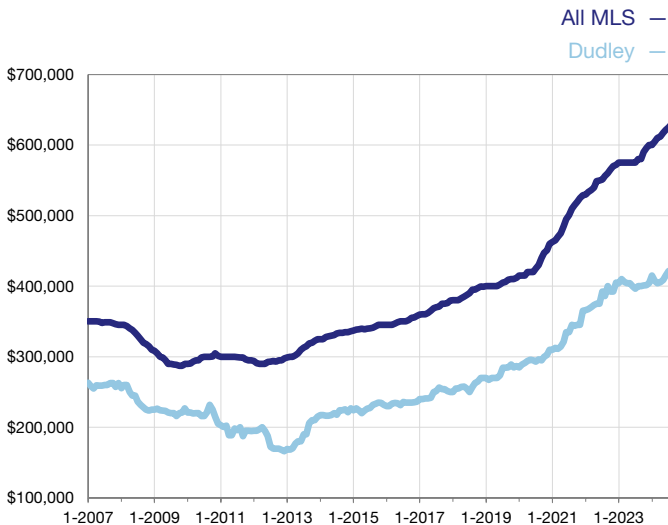
Condominium Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	3	0	- 100.0%	14	4	- 71.4%
Closed Sales	2	1	- 50.0%	16	6	- 62.5%
Median Sales Price*	\$342,325	\$196,000	- 42.7%	\$426,580	\$193,000	- 54.8%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.7	0.8	+ 14.3%	--	--	--
Cumulative Days on Market Until Sale	73	23	- 68.5%	43	67	+ 55.8%
Percent of Original List Price Received*	111.7%	98.0%	- 12.3%	108.7%	103.8%	- 4.5%
New Listings	2	0	- 100.0%	14	4	- 71.4%

* 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

