

# Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Ludlow

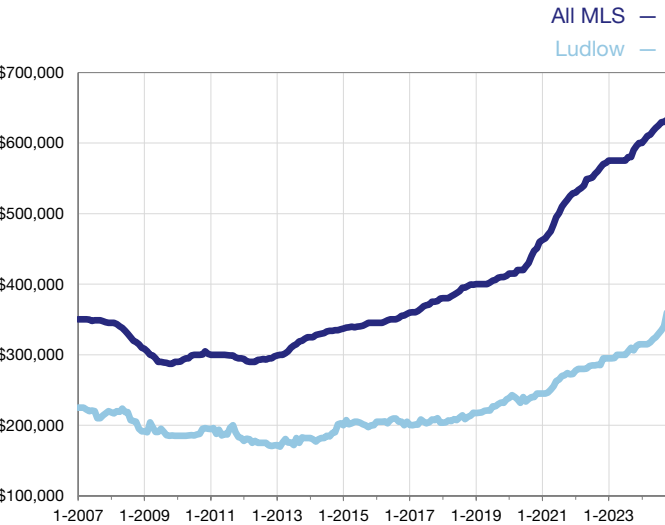
Single-Family Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	10	23	+ 130.0%	127	152	+ 19.7%
Closed Sales	14	12	- 14.3%	122	138	+ 13.1%
Median Sales Price*	\$297,750	\$334,950	+ 12.5%	\$310,000	\$362,500	+ 16.9%
Inventory of Homes for Sale	20	27	+ 35.0%	--	--	--
Months Supply of Inventory	1.7	1.9	+ 11.8%	--	--	--
Cumulative Days on Market Until Sale	25	31	+ 24.0%	34	35	+ 2.9%
Percent of Original List Price Received*	106.4%	103.2%	- 3.0%	101.3%	101.6%	+ 0.3%
New Listings	10	25	+ 150.0%	142	180	+ 26.8%

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

Condominium Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	2	4	+ 100.0%	30	26	- 13.3%
Closed Sales	3	6	+ 100.0%	28	25	- 10.7%
Median Sales Price*	\$255,000	\$248,125	- 2.7%	\$255,000	\$260,000	+ 2.0%
Inventory of Homes for Sale	7	7	0.0%	--	--	--
Months Supply of Inventory	2.2	2.8	+ 27.3%	--	--	--
Cumulative Days on Market Until Sale	4	42	+ 950.0%	55	24	- 56.4%
Percent of Original List Price Received*	103.0%	95.6%	- 7.2%	102.1%	99.8%	- 2.3%
New Listings	3	3	0.0%	35	26	- 25.7%

\* 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

