

Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dudley

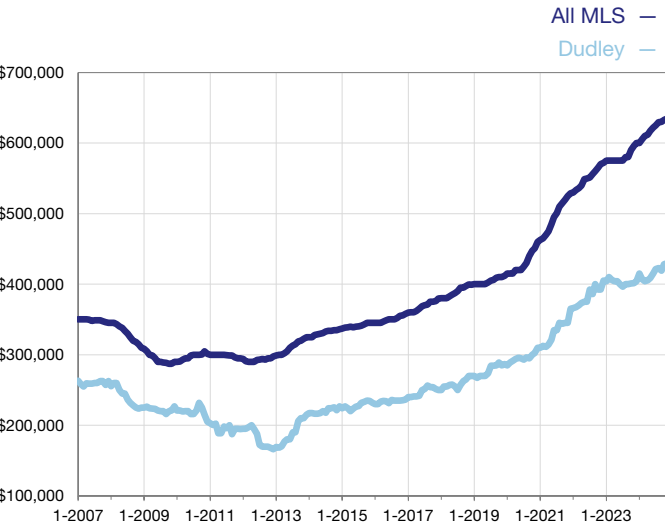
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	10	5	- 50.0%	108	81	- 25.0%
Closed Sales	7	7	0.0%	110	81	- 26.4%
Median Sales Price*	\$400,000	\$475,000	+ 18.8%	\$401,400	\$435,000	+ 8.4%
Inventory of Homes for Sale	20	11	- 45.0%	--	--	--
Months Supply of Inventory	2.1	1.5	- 28.6%	--	--	--
Cumulative Days on Market Until Sale	20	39	+ 95.0%	39	42	+ 7.7%
Percent of Original List Price Received*	99.1%	98.5%	- 0.6%	100.0%	100.1%	+ 0.1%
New Listings	12	6	- 50.0%	122	91	- 25.4%

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

Condominium Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	1	--	14	5	- 64.3%
Closed Sales	3	0	- 100.0%	19	6	- 68.4%
Median Sales Price*	\$170,000	\$0	- 100.0%	\$422,160	\$193,000	- 54.3%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	1.3	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	116	0	- 100.0%	55	67	+ 21.8%
Percent of Original List Price Received*	92.8%	0.0%	- 100.0%	106.2%	103.8%	- 2.3%
New Listings	1	0	- 100.0%	15	4	- 73.3%

* 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

