

Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dudley

Single-Family Properties

Key Metrics	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	6	1	- 83.3%	114	81	- 28.9%
Closed Sales	11	7	- 36.4%	121	88	- 27.3%
Median Sales Price*	\$470,000	\$585,000	+ 24.5%	\$404,000	\$440,500	+ 9.0%
Inventory of Homes for Sale	17	14	- 17.6%	--	--	--
Months Supply of Inventory	1.8	2.1	+ 16.7%	--	--	--
Cumulative Days on Market Until Sale	26	40	+ 53.8%	38	41	+ 7.9%
Percent of Original List Price Received*	96.4%	99.9%	+ 3.6%	99.7%	100.1%	+ 0.4%
New Listings	3	3	0.0%	125	94	- 24.8%

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

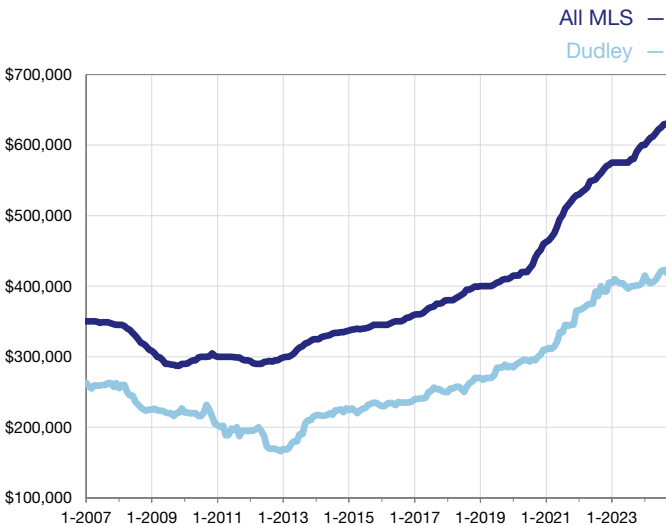
Condominium Properties

Key Metrics	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	1	0	- 100.0%	15	5	- 66.7%
Closed Sales	2	0	- 100.0%	21	6	- 71.4%
Median Sales Price*	\$510,175	\$0	- 100.0%	\$431,000	\$193,000	- 55.2%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.7	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	255	0	- 100.0%	74	67	- 9.5%
Percent of Original List Price Received*	94.8%	0.0%	- 100.0%	105.1%	103.8%	- 1.2%
New Listings	0	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

