

Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dudley

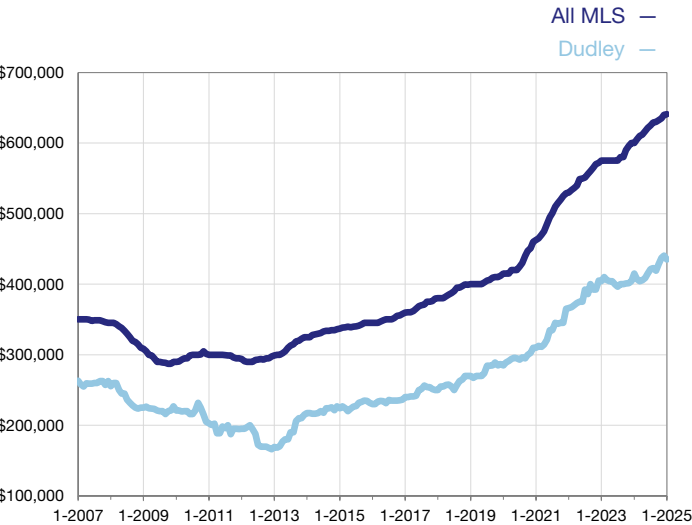
Single-Family Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	6	9	+ 50.0%	6	9	+ 50.0%
Closed Sales	9	3	- 66.7%	9	3	- 66.7%
Median Sales Price*	\$505,000	\$435,000	- 13.9%	\$505,000	\$435,000	- 13.9%
Inventory of Homes for Sale	12	8	- 33.3%	--	--	--
Months Supply of Inventory	1.3	1.1	- 15.4%	--	--	--
Cumulative Days on Market Until Sale	83	41	- 50.6%	83	41	- 50.6%
Percent of Original List Price Received*	96.7%	95.4%	- 1.3%	96.7%	95.4%	- 1.3%
New Listings	4	5	+ 25.0%	4	5	+ 25.0%

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

Condominium Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	1	0	- 100.0%	1	0	- 100.0%
Closed Sales	2	1	- 50.0%	2	1	- 50.0%
Median Sales Price*	\$384,450	\$182,500	- 52.5%	\$384,450	\$182,500	- 52.5%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	1.3	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	165	75	- 54.5%	165	75	- 54.5%
Percent of Original List Price Received*	107.9%	91.3%	- 15.4%	107.9%	91.3%	- 15.4%
New Listings	0	0	--	0	0	--

* 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

