

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dudley

Single-Family Properties

Key Metrics	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	7	5	- 28.6%	13	12	- 7.7%
Closed Sales	7	5	- 28.6%	16	8	- 50.0%
Median Sales Price*	\$355,000	\$589,900	+ 66.2%	\$393,700	\$455,000	+ 15.6%
Inventory of Homes for Sale	9	7	- 22.2%	--	--	--
Months Supply of Inventory	1.0	1.1	+ 10.0%	--	--	--
Cumulative Days on Market Until Sale	33	58	+ 75.8%	61	52	- 14.8%
Percent of Original List Price Received*	99.8%	97.2%	- 2.6%	98.0%	96.5%	- 1.5%
New Listings	6	4	- 33.3%	10	9	- 10.0%

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

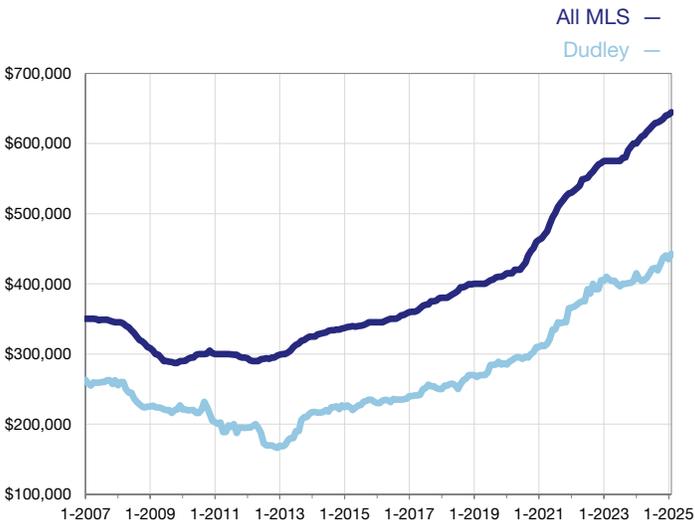
Condominium Properties

Key Metrics	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	0	0	--	1	0	- 100.0%
Closed Sales	0	0	--	2	1	- 50.0%
Median Sales Price*	\$0	\$0	--	\$384,450	\$182,500	- 52.5%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	0.8	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	165	75	- 54.5%
Percent of Original List Price Received*	0.0%	0.0%	--	107.9%	91.3%	- 15.4%
New Listings	0	1	--	0	1	--

* 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

