

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Ludlow

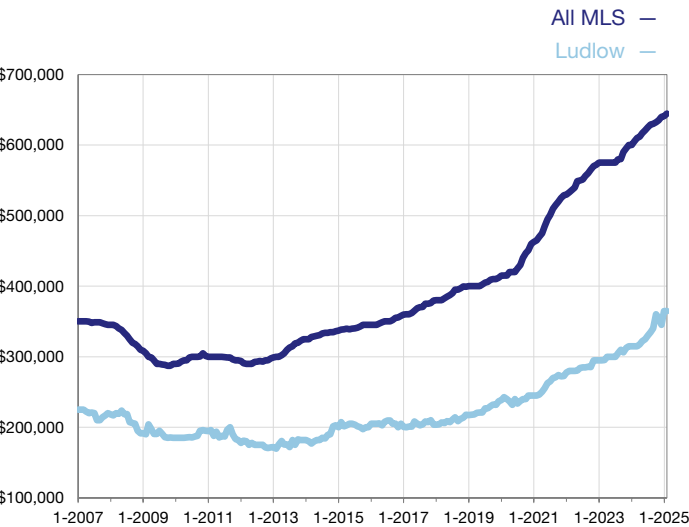
Single-Family Properties				February			Year to Date		
Key Metrics				2024	2025	+ / -	2024	2025	+ / -
Pending Sales				17	19	+ 11.8%	25	26	+ 4.0%
Closed Sales				12	6	- 50.0%	19	19	0.0%
Median Sales Price*				\$311,500	\$327,500	+ 5.1%	\$303,000	\$390,000	+ 28.7%
Inventory of Homes for Sale				27	9	- 66.7%	--	--	--
Months Supply of Inventory				2.2	0.6	- 72.7%	--	--	--
Cumulative Days on Market Until Sale				42	34	- 19.0%	34	41	+ 20.6%
Percent of Original List Price Received*				100.3%	100.0%	- 0.3%	100.2%	97.7%	- 2.5%
New Listings				19	14	- 26.3%	36	24	- 33.3%

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

Condominium Properties				February			Year to Date		
Key Metrics				2024	2025	+ / -	2024	2025	+ / -
Pending Sales				1	4	+ 300.0%	2	4	+ 100.0%
Closed Sales				0	1	--	2	3	+ 50.0%
Median Sales Price*				\$0	\$301,000	--	\$283,750	\$301,000	+ 6.1%
Inventory of Homes for Sale				9	7	- 22.2%	--	--	--
Months Supply of Inventory				3.3	2.4	- 27.3%	--	--	--
Cumulative Days on Market Until Sale				0	70	--	22	52	+ 136.4%
Percent of Original List Price Received*				0.0%	92.1%	--	93.3%	92.2%	- 1.2%
New Listings				2	3	+ 50.0%	3	4	+ 33.3%

* 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

