

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dudley

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	1	9	+ 800.0%	80	91	+ 13.8%
Closed Sales	7	12	+ 71.4%	88	83	- 5.7%
Median Sales Price*	\$585,000	\$427,500	- 26.9%	\$440,500	\$450,000	+ 2.2%
Inventory of Homes for Sale	17	8	- 52.9%	--	--	--
Months Supply of Inventory	2.6	1.1	- 57.7%	--	--	--
Cumulative Days on Market Until Sale	40	58	+ 45.0%	41	45	+ 9.8%
Percent of Original List Price Received*	99.9%	97.1%	- 2.8%	100.1%	98.5%	- 1.6%
New Listings	3	4	+ 33.3%	94	106	+ 12.8%

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

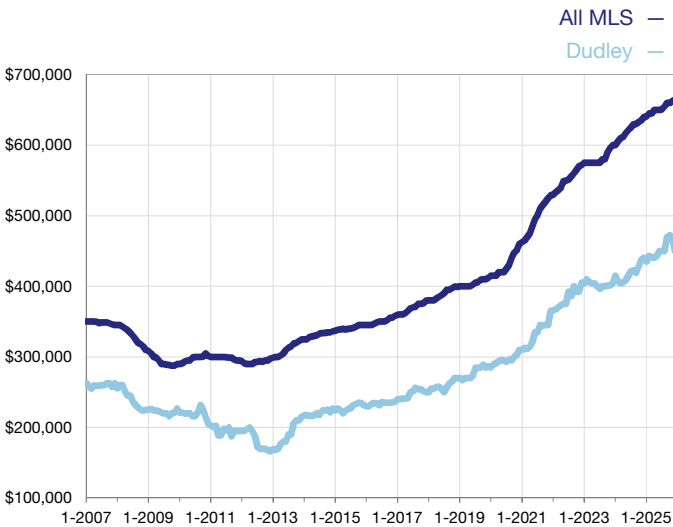
Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	0	1	--	5	9	+ 80.0%
Closed Sales	0	0	--	6	9	+ 50.0%
Median Sales Price*	\$0	\$0	--	\$193,000	\$205,000	+ 6.2%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	0.9	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	67	30	- 55.2%
Percent of Original List Price Received*	0.0%	0.0%	--	103.8%	102.1%	- 1.6%
New Listings	0	2	--	4	12	+ 200.0%

* 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

