

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Ludlow

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	15	14	- 6.7%	177	166	- 6.2%
Closed Sales	16	16	0.0%	171	162	- 5.3%
Median Sales Price*	\$315,000	\$391,000	+ 24.1%	\$345,000	\$358,500	+ 3.9%
Inventory of Homes for Sale	15	16	+ 6.7%	--	--	--
Months Supply of Inventory	1.0	1.2	+ 20.0%	--	--	--
Cumulative Days on Market Until Sale	34	39	+ 14.7%	34	35	+ 2.9%
Percent of Original List Price Received*	98.5%	97.5%	- 1.0%	101.2%	99.8%	- 1.4%
New Listings	8	11	+ 37.5%	199	189	- 5.0%

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

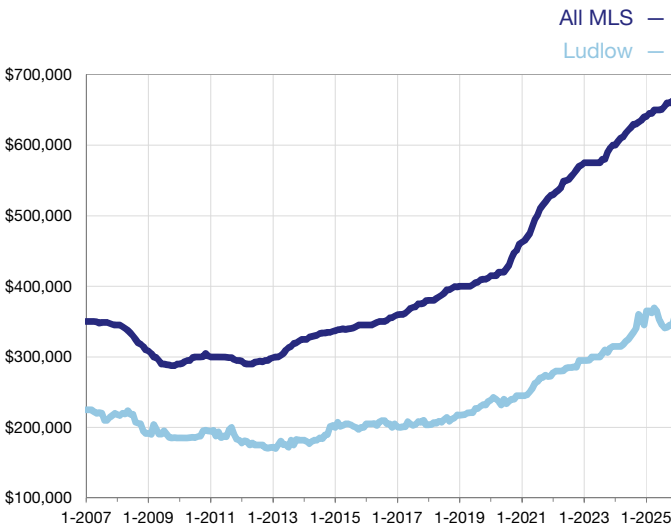
Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	3	2	- 33.3%	29	28	- 3.4%
Closed Sales	3	2	- 33.3%	29	26	- 10.3%
Median Sales Price*	\$280,000	\$325,000	+ 16.1%	\$262,000	\$298,000	+ 13.7%
Inventory of Homes for Sale	8	6	- 25.0%	--	--	--
Months Supply of Inventory	3.3	1.9	- 42.4%	--	--	--
Cumulative Days on Market Until Sale	39	27	- 30.8%	26	39	+ 50.0%
Percent of Original List Price Received*	97.9%	97.2%	- 0.7%	99.3%	97.8%	- 1.5%
New Listings	1	2	+ 100.0%	30	33	+ 10.0%

* 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

