

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dudley

Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	3	2	- 33.3%	10	6	- 40.0%
Closed Sales	5	7	+ 40.0%	8	12	+ 50.0%
Median Sales Price*	\$589,900	\$563,500	- 4.5%	\$455,000	\$449,950	- 1.1%
Inventory of Homes for Sale	13	8	- 38.5%	--	--	--
Months Supply of Inventory	2.0	1.1	- 45.0%	--	--	--
Cumulative Days on Market Until Sale	58	69	+ 19.0%	52	50	- 3.8%
Percent of Original List Price Received*	97.2%	98.3%	+ 1.1%	96.5%	101.0%	+ 4.7%
New Listings	4	3	- 25.0%	9	7	- 22.2%

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

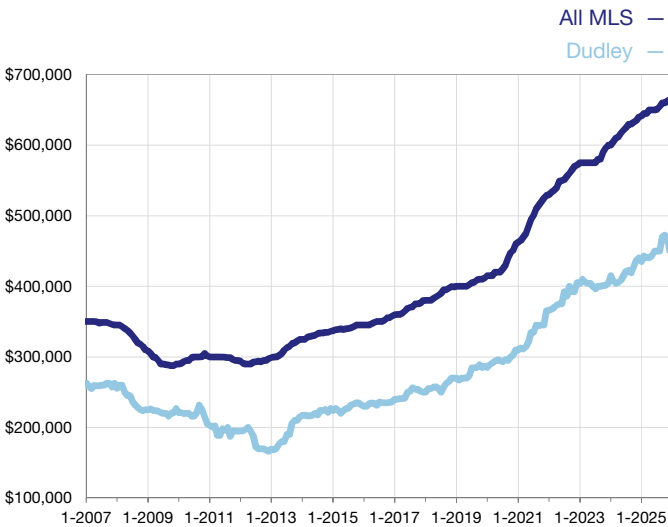
Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	0	0	--	0	1	--
Closed Sales	0	1	--	1	1	0.0%
Median Sales Price*	\$0	\$218,875	--	\$182,500	\$218,875	+ 19.9%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.8	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	39	--	75	39	- 48.0%
Percent of Original List Price Received*	0.0%	99.5%	--	91.3%	99.5%	+ 9.0%
New Listings	1	0	- 100.0%	1	0	- 100.0%

* 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

