

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Ludlow

Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	17	10	- 41.2%	24	18	- 25.0%
Closed Sales	6	9	+ 50.0%	19	22	+ 15.8%
Median Sales Price*	\$327,500	\$419,000	+ 27.9%	\$390,000	\$392,000	+ 0.5%
Inventory of Homes for Sale	14	18	+ 28.6%	--	--	--
Months Supply of Inventory	1.0	1.4	+ 40.0%	--	--	--
Cumulative Days on Market Until Sale	34	32	- 5.9%	41	37	- 9.8%
Percent of Original List Price Received*	100.0%	101.8%	+ 1.8%	97.7%	99.7%	+ 2.0%
New Listings	13	14	+ 7.7%	24	25	+ 4.2%

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

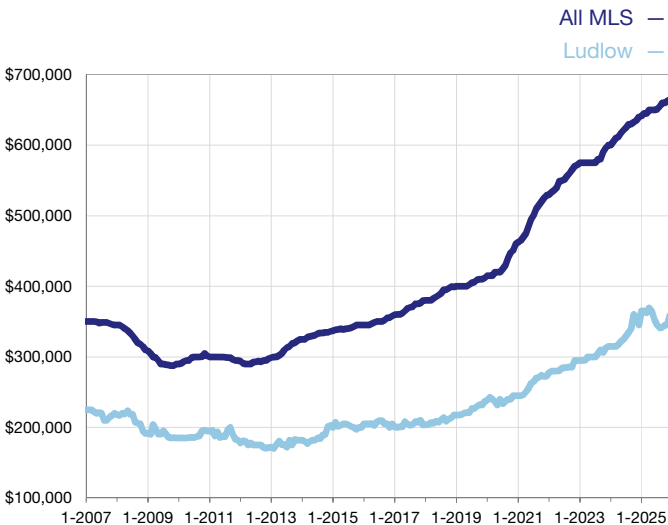
Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	4	1	- 75.0%	4	4	0.0%
Closed Sales	1	4	+ 300.0%	3	5	+ 66.7%
Median Sales Price*	\$301,000	\$316,500	+ 5.1%	\$301,000	\$349,000	+ 15.9%
Inventory of Homes for Sale	8	3	- 62.5%	--	--	--
Months Supply of Inventory	2.8	1.1	- 60.7%	--	--	--
Cumulative Days on Market Until Sale	70	45	- 35.7%	52	50	- 3.8%
Percent of Original List Price Received*	92.1%	98.6%	+ 7.1%	92.2%	97.7%	+ 6.0%
New Listings	3	1	- 66.7%	4	3	- 25.0%

* 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

