

# Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Dudley

### Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	6	7	+ 16.7%	24	16	- 33.3%
Closed Sales	9	2	- 77.8%	20	17	- 15.0%
Median Sales Price*	\$440,000	<b>\$540,000</b>	+ 22.7%	\$435,750	<b>\$450,000</b>	+ 3.3%
Inventory of Homes for Sale	13	16	+ 23.1%	--	--	--
Months Supply of Inventory	1.9	2.3	+ 21.1%	--	--	--
Cumulative Days on Market Until Sale	46	60	+ 30.4%	43	50	+ 16.3%
Percent of Original List Price Received*	100.0%	99.3%	- 0.7%	100.5%	99.7%	- 0.8%
New Listings	5	13	+ 160.0%	24	26	+ 8.3%

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

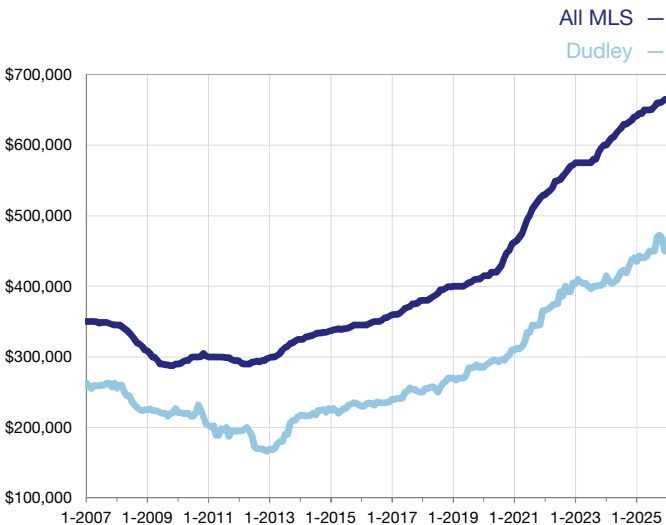
### Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	1	0	- 100.0%	1	1	0.0%
Closed Sales	0	0	--	1	1	0.0%
Median Sales Price*	\$0	<b>\$0</b>	--	\$182,500	<b>\$218,875</b>	+ 19.9%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.8	0.9	+ 12.5%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	75	39	- 48.0%
Percent of Original List Price Received*	0.0%	0.0%	--	91.3%	99.5%	+ 9.0%
New Listings	1	1	0.0%	2	1	- 50.0%

\* 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

