

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dudley

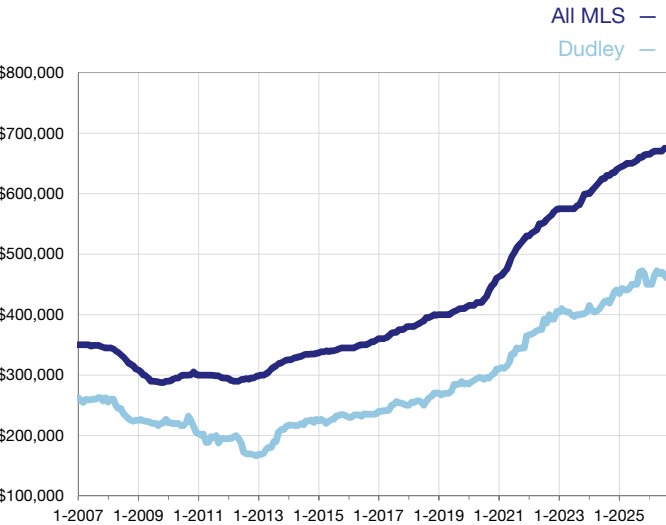
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	10	8	- 20.0%	57	50	- 12.3%
Closed Sales	4	13	+ 225.0%	48	50	+ 4.2%
Median Sales Price*	\$346,000	\$435,000	+ 25.7%	\$445,000	\$455,000	+ 2.2%
Inventory of Homes for Sale	21	19	- 9.5%	--	--	--
Months Supply of Inventory	2.9	2.7	- 6.9%	--	--	--
Cumulative Days on Market Until Sale	23	42	+ 82.6%	40	39	- 2.5%
Percent of Original List Price Received*	103.2%	97.9%	- 5.1%	99.4%	100.1%	+ 0.7%
New Listings	11	6	- 45.5%	75	67	- 10.7%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	1	2	+ 100.0%	5	7	+ 40.0%
Closed Sales	1	3	+ 200.0%	5	7	+ 40.0%
Median Sales Price*	\$199,999	\$210,000	+ 5.0%	\$205,000	\$214,900	+ 4.8%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	1.0	1.5	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	68	22	- 67.6%	46	27	- 41.3%
Percent of Original List Price Received*	95.2%	99.6%	+ 4.6%	101.4%	98.6%	- 2.8%
New Listings	1	3	+ 200.0%	7	8	+ 14.3%

* 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

