

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Ludlow

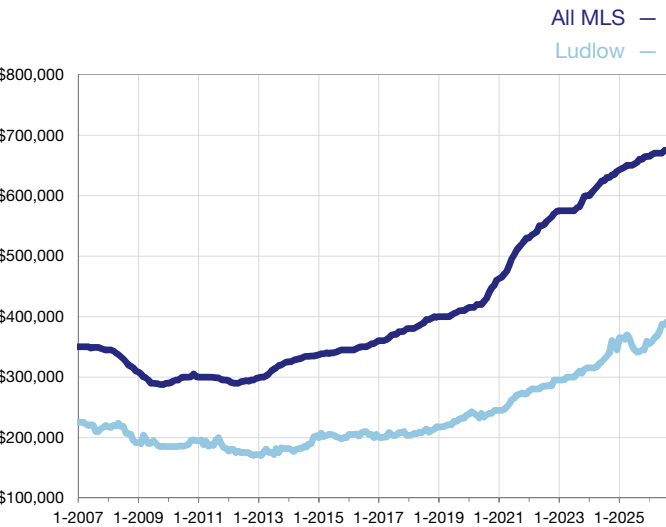
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	13	23	+ 76.9%	104	111	+ 6.7%
Closed Sales	16	11	- 31.3%	103	98	- 4.9%
Median Sales Price*	\$370,000	\$410,000	+ 10.8%	\$345,000	\$411,500	+ 19.3%
Inventory of Homes for Sale	26	26	0.0%	--	--	--
Months Supply of Inventory	1.9	1.8	- 5.3%	--	--	--
Cumulative Days on Market Until Sale	27	37	+ 37.0%	34	37	+ 8.8%
Percent of Original List Price Received*	100.5%	100.5%	0.0%	100.0%	100.7%	+ 0.7%
New Listings	19	21	+ 10.5%	122	140	+ 14.8%

* 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	0	0	--	16	20	+ 25.0%
Closed Sales	3	3	0.0%	18	22	+ 22.2%
Median Sales Price*	\$269,000	\$370,000	+ 37.5%	\$286,500	\$348,500	+ 21.6%
Inventory of Homes for Sale	10	6	- 40.0%	--	--	--
Months Supply of Inventory	3.7	1.7	- 54.1%	--	--	--
Cumulative Days on Market Until Sale	29	25	- 13.8%	40	41	+ 2.5%
Percent of Original List Price Received*	99.5%	98.8%	- 0.7%	97.4%	99.6%	+ 2.3%
New Listings	1	1	0.0%	22	25	+ 13.6%

* 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

