

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dudley

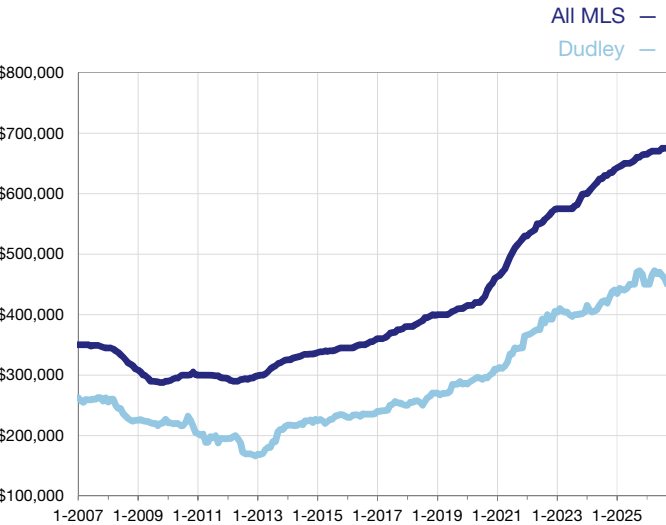
Single-Family Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	7	10	+ 42.9%	64	58	- 9.4%
Closed Sales	7	5	- 28.6%	55	55	0.0%
Median Sales Price*	\$496,000	\$375,000	- 24.4%	\$450,000	\$450,000	0.0%
Inventory of Homes for Sale	24	18	- 25.0%	--	--	--
Months Supply of Inventory	3.6	2.6	- 27.8%	--	--	--
Cumulative Days on Market Until Sale	35	41	+ 17.1%	40	39	- 2.5%
Percent of Original List Price Received*	99.6%	97.0%	- 2.6%	99.4%	99.8%	+ 0.4%
New Listings	13	11	- 15.4%	88	78	- 11.4%

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

Condominium Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	1	1	0.0%	6	8	+ 33.3%
Closed Sales	1	2	+ 100.0%	6	9	+ 50.0%
Median Sales Price*	\$200,000	\$367,250	+ 83.6%	\$202,500	\$214,900	+ 6.1%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	1.0	0.7	- 30.0%	--	--	--
Cumulative Days on Market Until Sale	7	16	+ 128.6%	39	24	- 38.5%
Percent of Original List Price Received*	105.3%	99.2%	- 5.8%	102.0%	98.8%	- 3.1%
New Listings	1	0	- 100.0%	8	8	0.0%

* 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

