Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Dudley

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	9	**7**	- 22.2%	73	**62**	- 15.1%
Closed Sales	13	**9**	- 30.8%	68	**64**	- 5.9%
Median Sales Price*	$524,000	**$559,000**	+ 6.7%	$467,500	**$455,000**	- 2.7%
Inventory of Homes for Sale	19	**23**	+ 21.1%	--	--	--
Months Supply of Inventory	2.9	**3.5**	+ 20.7%	--	--	--
Cumulative Days on Market Until Sale	47	**50**	+ 6.4%	41	**40**	- 2.4%
Percent of Original List Price Received*	96.4%	**96.6%**	+ 0.2%	98.8%	**99.4%**	+ 0.6%
New Listings	6	**14**	+ 133.3%	94	**92**	- 2.1%

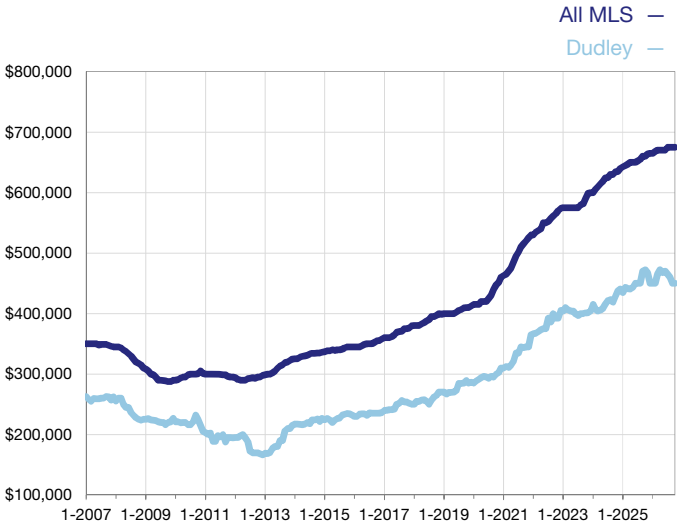
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

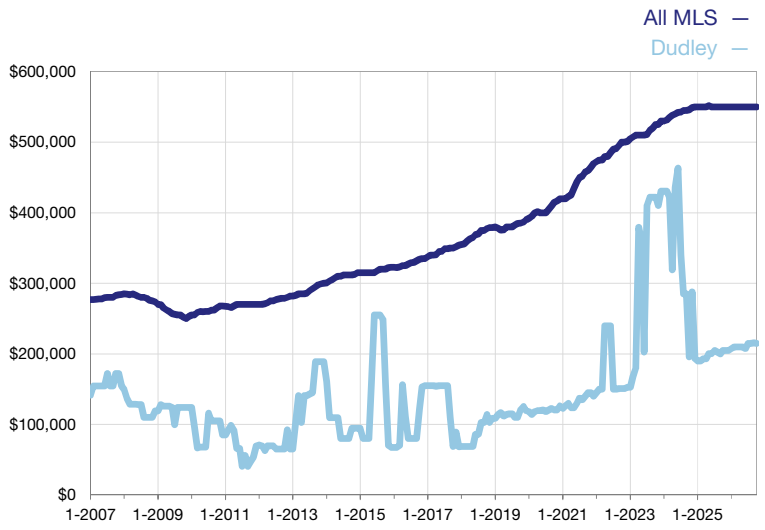
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	2	**0**	- 100.0%	8	**8**	0.0%
Closed Sales	1	**0**	- 100.0%	7	**9**	+ 28.6%
Median Sales Price*	$422,500	**$0**	- 100.0%	$205,000	**$214,900**	+ 4.8%
Inventory of Homes for Sale	0	**1**	--	--	--	--
Months Supply of Inventory	0.0	**0.8**	--	--	--	--
Cumulative Days on Market Until Sale	23	**0**	- 100.0%	37	**24**	- 35.1%
Percent of Original List Price Received*	99.4%	**0.0%**	- 100.0%	101.6%	**98.8%**	- 2.8%
New Listings	2	**0**	- 100.0%	10	**8**	- 20.0%

* 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



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