Local Market Update – October 2026

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

Ludlow

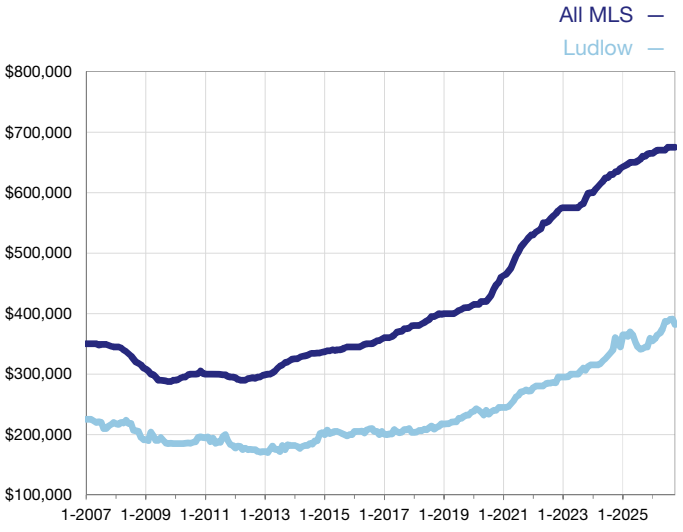
Single-Family Properties	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	16	**17**	+ 6.3%	134	**140**	+ 4.5%
Closed Sales	16	**16**	0.0%	130	**136**	+ 4.6%
Median Sales Price*	$364,500	**$327,500**	- 10.2%	$355,000	**$383,500**	+ 8.0%
Inventory of Homes for Sale	37	**36**	- 2.7%	--	--	--
Months Supply of Inventory	2.7	**2.5**	- 7.4%	--	--	--
Cumulative Days on Market Until Sale	30	**35**	+ 16.7%	34	**38**	+ 11.8%
Percent of Original List Price Received*	101.5%	**98.3%**	- 3.2%	100.1%	**99.9%**	- 0.2%
New Listings	19	**22**	+ 15.8%	168	**183**	+ 8.9%

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

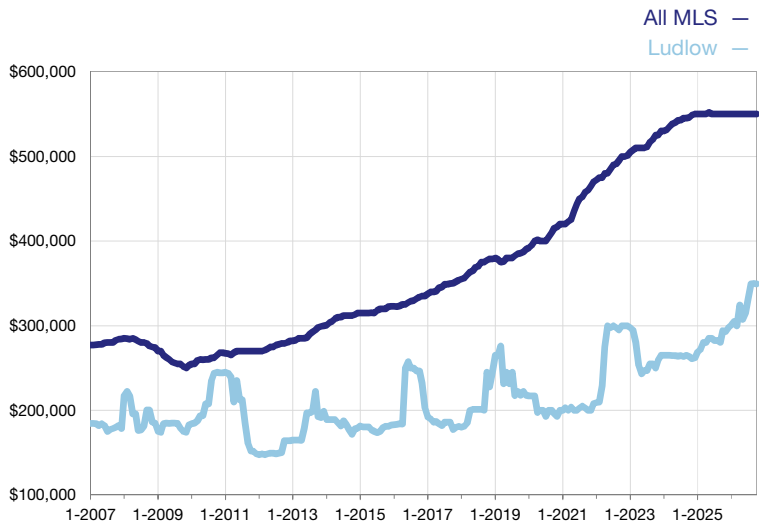
Condominium Properties	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	0	**4**	--	22	**24**	+ 9.1%
Closed Sales	4	**2**	- 50.0%	24	**24**	0.0%
Median Sales Price*	$482,450	**$469,950**	- 2.6%	$298,000	**$349,500**	+ 17.3%
Inventory of Homes for Sale	9	**7**	- 22.2%	--	--	--
Months Supply of Inventory	3.1	**2.2**	- 29.0%	--	--	--
Cumulative Days on Market Until Sale	37	**7**	- 81.1%	40	**40**	0.0%
Percent of Original List Price Received*	100.9%	**99.7%**	- 1.2%	97.8%	**99.6%**	+ 1.8%
New Listings	3	**4**	+ 33.3%	29	**31**	+ 6.9%

* 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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