

Local Market Update – July 2018

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hudson

Single-Family Properties

Key Metrics	July			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	12	18	+ 50.0%	94	100	+ 6.4%
Closed Sales	17	20	+ 17.6%	81	88	+ 8.6%
Median Sales Price*	\$360,000	\$402,000	+ 11.7%	\$347,000	\$379,000	+ 9.2%
Inventory of Homes for Sale	25	12	- 52.0%	--	--	--
Months Supply of Inventory	2.1	0.9	- 57.1%	--	--	--
Cumulative Days on Market Until Sale	20	30	+ 50.0%	37	44	+ 18.9%
Percent of Original List Price Received*	103.7%	100.9%	- 2.7%	99.7%	100.0%	+ 0.3%
New Listings	15	13	- 13.3%	116	107	- 7.8%

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

Condominium Properties

Key Metrics	July			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	9	13	+ 44.4%	65	65	0.0%
Closed Sales	12	13	+ 8.3%	58	49	- 15.5%
Median Sales Price*	\$227,500	\$228,000	+ 0.2%	\$229,000	\$245,000	+ 7.0%
Inventory of Homes for Sale	19	12	- 36.8%	--	--	--
Months Supply of Inventory	2.2	1.5	- 31.8%	--	--	--
Cumulative Days on Market Until Sale	45	30	- 33.3%	58	47	- 19.0%
Percent of Original List Price Received*	98.3%	99.3%	+ 1.0%	98.8%	99.2%	+ 0.4%
New Listings	8	10	+ 25.0%	75	74	- 1.3%

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

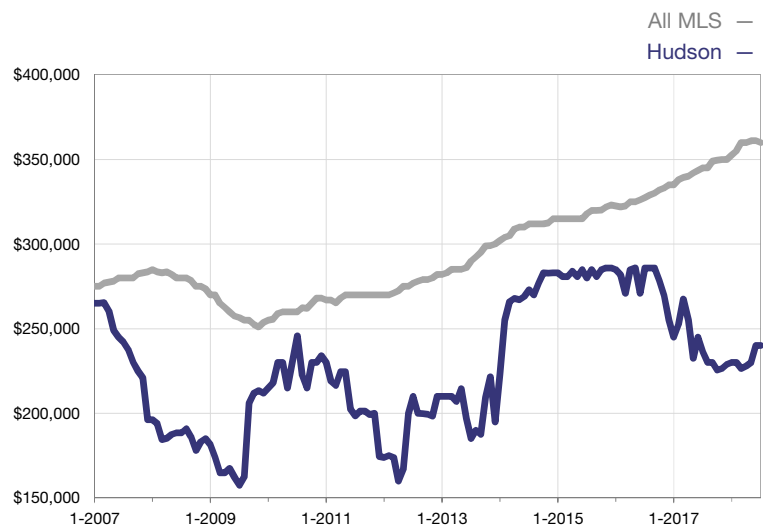
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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