

Local Market Update – September 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hudson

Single-Family Properties

Key Metrics	September			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	12	7	- 41.7%	120	140	+ 16.7%
Closed Sales	17	14	- 17.6%	114	133	+ 16.7%
Median Sales Price*	\$365,500	\$402,500	+ 10.1%	\$382,500	\$400,000	+ 4.6%
Inventory of Homes for Sale	43	27	- 37.2%	--	--	--
Months Supply of Inventory	3.2	1.8	- 43.8%	--	--	--
Cumulative Days on Market Until Sale	40	37	- 7.5%	44	45	+ 2.3%
Percent of Original List Price Received*	97.9%	99.3%	+ 1.4%	99.1%	98.4%	- 0.7%
New Listings	31	16	- 48.4%	162	160	- 1.2%

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

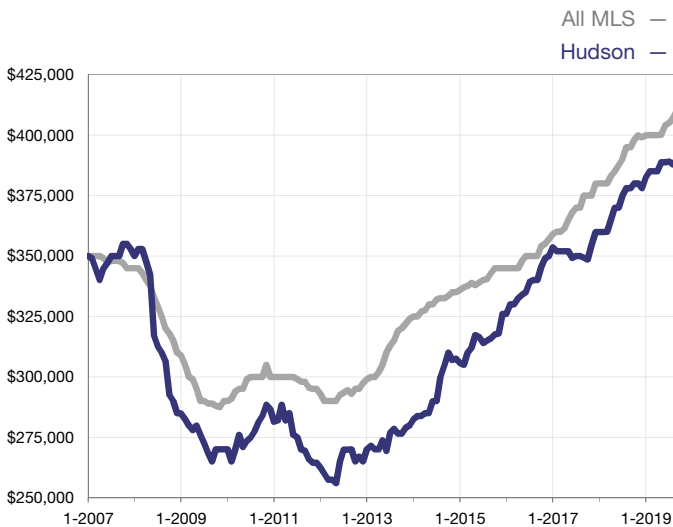
Condominium Properties

Key Metrics	September			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	9	10	+ 11.1%	78	72	- 7.7%
Closed Sales	7	8	+ 14.3%	71	62	- 12.7%
Median Sales Price*	\$230,000	\$345,000	+ 50.0%	\$240,500	\$277,500	+ 15.4%
Inventory of Homes for Sale	14	21	+ 50.0%	--	--	--
Months Supply of Inventory	1.7	3.0	+ 76.5%	--	--	--
Cumulative Days on Market Until Sale	39	46	+ 17.9%	51	45	- 11.8%
Percent of Original List Price Received*	96.6%	97.1%	+ 0.5%	98.0%	98.8%	+ 0.8%
New Listings	13	14	+ 7.7%	91	96	+ 5.5%

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

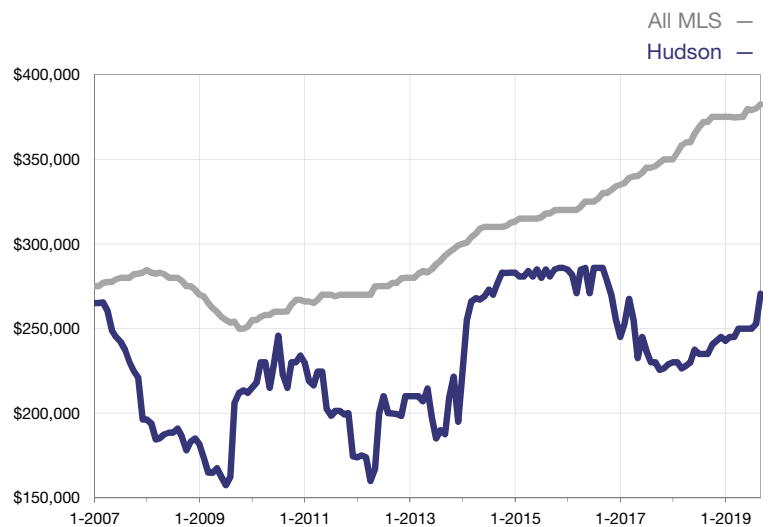
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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