

# Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Hudson

### Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	8	9	+ 12.5%	179	164	- 8.4%
Closed Sales	13	18	+ 38.5%	175	161	- 8.0%
Median Sales Price*	\$476,000	<b>\$545,000</b>	+ 14.5%	\$505,000	<b>\$551,500</b>	+ 9.2%
Inventory of Homes for Sale	14	11	- 21.4%	--	--	--
Months Supply of Inventory	0.9	0.8	- 11.1%	--	--	--
Cumulative Days on Market Until Sale	38	40	+ 5.3%	26	26	0.0%
Percent of Original List Price Received*	99.9%	97.7%	- 2.2%	103.7%	102.2%	- 1.4%
New Listings	3	5	+ 66.7%	199	181	- 9.0%

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

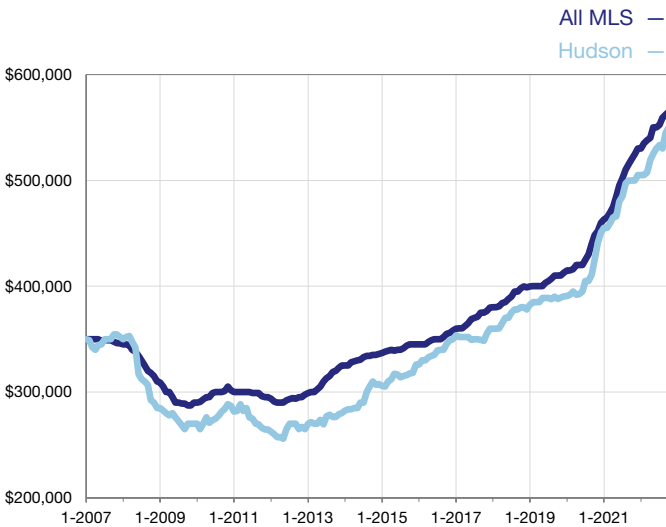
### Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	5	7	+ 40.0%	85	77	- 9.4%
Closed Sales	4	4	0.0%	89	66	- 25.8%
Median Sales Price*	\$277,500	<b>\$353,000</b>	+ 27.2%	\$350,000	<b>\$345,000</b>	- 1.4%
Inventory of Homes for Sale	8	20	+ 150.0%	--	--	--
Months Supply of Inventory	1.1	3.1	+ 181.8%	--	--	--
Cumulative Days on Market Until Sale	37	24	- 35.1%	32	24	- 25.0%
Percent of Original List Price Received*	101.6%	102.4%	+ 0.8%	101.8%	105.6%	+ 3.7%
New Listings	4	12	+ 200.0%	96	104	+ 8.3%

\* 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

