

Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hudson

Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	6	+ 20.0%	5	6	+ 20.0%
Closed Sales	7	8	+ 14.3%	7	8	+ 14.3%
Median Sales Price*	\$440,000	\$498,000	+ 13.2%	\$440,000	\$498,000	+ 13.2%
Inventory of Homes for Sale	16	7	- 56.3%	--	--	--
Months Supply of Inventory	1.1	0.5	- 54.5%	--	--	--
Cumulative Days on Market Until Sale	45	54	+ 20.0%	45	54	+ 20.0%
Percent of Original List Price Received*	96.4%	100.8%	+ 4.6%	96.4%	100.8%	+ 4.6%
New Listings	10	4	- 60.0%	10	4	- 60.0%

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

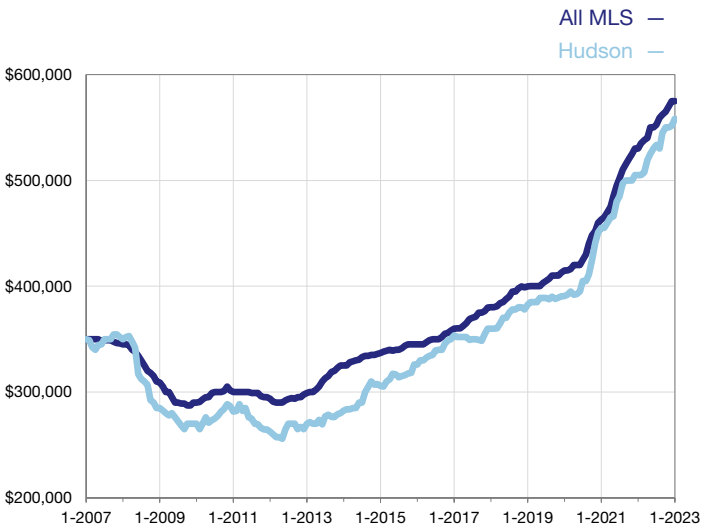
Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	9	+ 350.0%	2	9	+ 350.0%
Closed Sales	6	8	+ 33.3%	6	8	+ 33.3%
Median Sales Price*	\$336,000	\$393,250	+ 17.0%	\$336,000	\$393,250	+ 17.0%
Inventory of Homes for Sale	12	19	+ 58.3%	--	--	--
Months Supply of Inventory	1.7	2.7	+ 58.8%	--	--	--
Cumulative Days on Market Until Sale	19	35	+ 84.2%	19	35	+ 84.2%
Percent of Original List Price Received*	106.9%	99.9%	- 6.5%	106.9%	99.9%	- 6.5%
New Listings	6	11	+ 83.3%	6	11	+ 83.3%

* 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

