

Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hudson

Single-Family Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	4	- 50.0%	13	10	- 23.1%
Closed Sales	6	3	- 50.0%	13	11	- 15.4%
Median Sales Price*	\$568,500	\$410,000	- 27.9%	\$525,000	\$431,000	- 17.9%
Inventory of Homes for Sale	12	9	- 25.0%	--	--	--
Months Supply of Inventory	0.8	0.7	- 12.5%	--	--	--
Cumulative Days on Market Until Sale	17	24	+ 41.2%	32	45	+ 40.6%
Percent of Original List Price Received*	102.9%	98.7%	- 4.1%	99.4%	100.3%	+ 0.9%
New Listings	6	9	+ 50.0%	16	13	- 18.8%

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

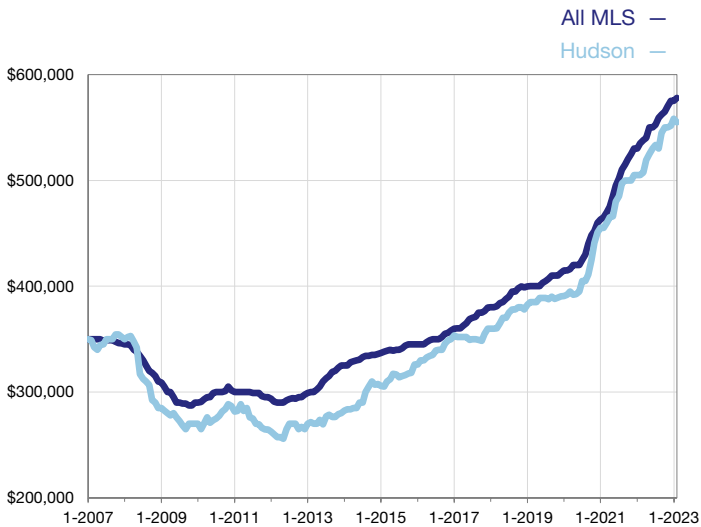
Condominium Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	11	+ 120.0%	7	20	+ 185.7%
Closed Sales	3	2	- 33.3%	9	10	+ 11.1%
Median Sales Price*	\$286,000	\$390,000	+ 36.4%	\$300,000	\$393,250	+ 31.1%
Inventory of Homes for Sale	12	18	+ 50.0%	--	--	--
Months Supply of Inventory	1.7	2.4	+ 41.2%	--	--	--
Cumulative Days on Market Until Sale	20	56	+ 180.0%	19	39	+ 105.3%
Percent of Original List Price Received*	106.1%	94.9%	- 10.6%	106.6%	98.9%	- 7.2%
New Listings	5	10	+ 100.0%	11	21	+ 90.9%

* 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

