

Local Market Update – September 2016

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hudson

Single-Family Properties

Key Metrics	September			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	14	14	0.0%	138	138	0.0%
Closed Sales	16	10	- 37.5%	131	130	- 0.8%
Median Sales Price*	\$358,500	\$365,000	+ 1.8%	\$330,000	\$347,500	+ 5.3%
Inventory of Homes for Sale	39	21	- 46.2%	--	--	--
Months Supply of Inventory	2.8	1.5	- 46.4%	--	--	--
Cumulative Days on Market Until Sale	62	63	+ 1.6%	65	59	- 9.2%
Percent of Original List Price Received*	95.9%	97.5%	+ 1.7%	96.0%	98.2%	+ 2.3%
New Listings	16	17	+ 6.3%	164	160	- 2.4%

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

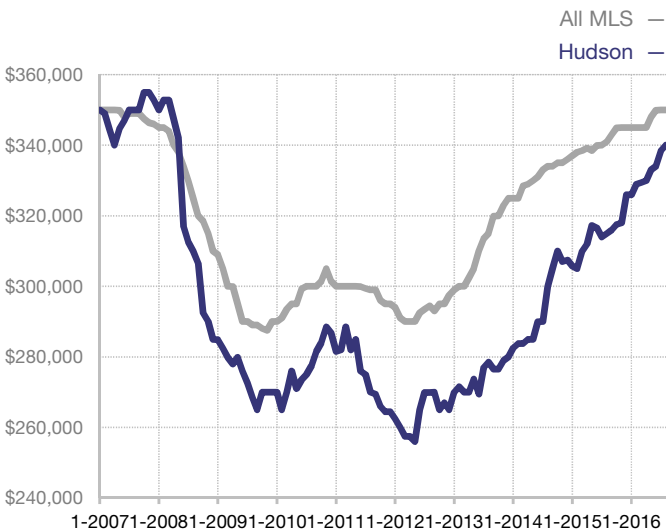
Condominium Properties

Key Metrics	September			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	5	11	+ 120.0%	85	80	- 5.9%
Closed Sales	6	6	0.0%	61	94	+ 54.1%
Median Sales Price*	\$236,250	\$260,000	+ 10.1%	\$279,900	\$265,900	- 5.0%
Inventory of Homes for Sale	36	25	- 30.6%	--	--	--
Months Supply of Inventory	4.7	2.3	- 51.1%	--	--	--
Cumulative Days on Market Until Sale	132	96	- 27.3%	112	100	- 10.7%
Percent of Original List Price Received*	96.4%	101.1%	+ 4.9%	99.2%	100.6%	+ 1.4%
New Listings	13	19	+ 46.2%	115	104	- 9.6%

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

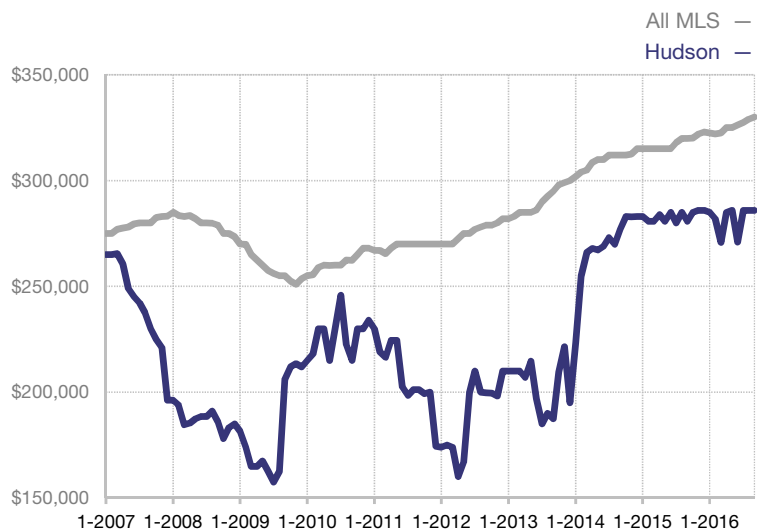
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



MASSACHUSETTS ASSOCIATION OF REALTORS®

