

Local Market Update – November 2016

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hudson

Single-Family Properties

Key Metrics	November			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	9	11	+ 22.2%	161	157	- 2.5%
Closed Sales	12	8	- 33.3%	154	149	- 3.2%
Median Sales Price*	\$299,000	\$373,250	+ 24.8%	\$320,400	\$349,900	+ 9.2%
Inventory of Homes for Sale	34	16	- 52.9%	--	--	--
Months Supply of Inventory	2.3	1.2	- 47.8%	--	--	--
Cumulative Days on Market Until Sale	71	22	- 69.0%	65	54	- 16.9%
Percent of Original List Price Received*	94.5%	98.9%	+ 4.7%	95.8%	98.4%	+ 2.7%
New Listings	13	12	- 7.7%	193	184	- 4.7%

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

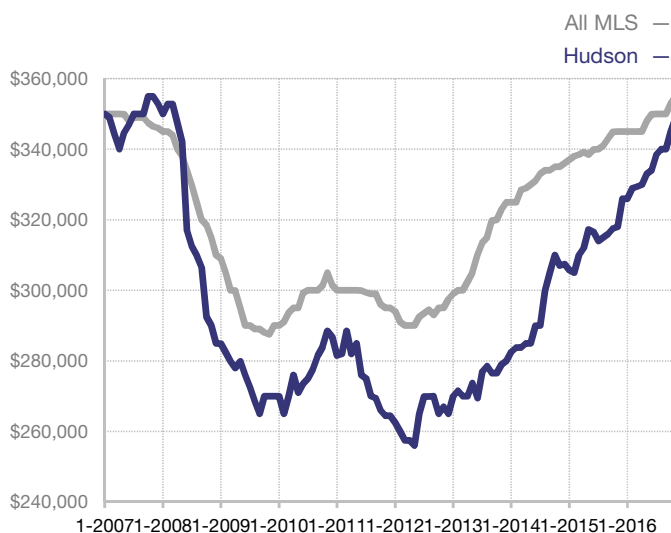
Condominium Properties

Key Metrics	November			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	9	5	- 44.4%	98	91	- 7.1%
Closed Sales	10	0	- 100.0%	83	105	+ 26.5%
Median Sales Price*	\$289,630	\$0	- 100.0%	\$285,900	\$265,900	- 7.0%
Inventory of Homes for Sale	35	17	- 51.4%	--	--	--
Months Supply of Inventory	4.3	1.6	- 62.8%	--	--	--
Cumulative Days on Market Until Sale	134	0	- 100.0%	106	95	- 10.4%
Percent of Original List Price Received*	103.1%	0.0%	- 100.0%	100.0%	100.3%	+ 0.3%
New Listings	8	4	- 50.0%	132	113	- 14.4%

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

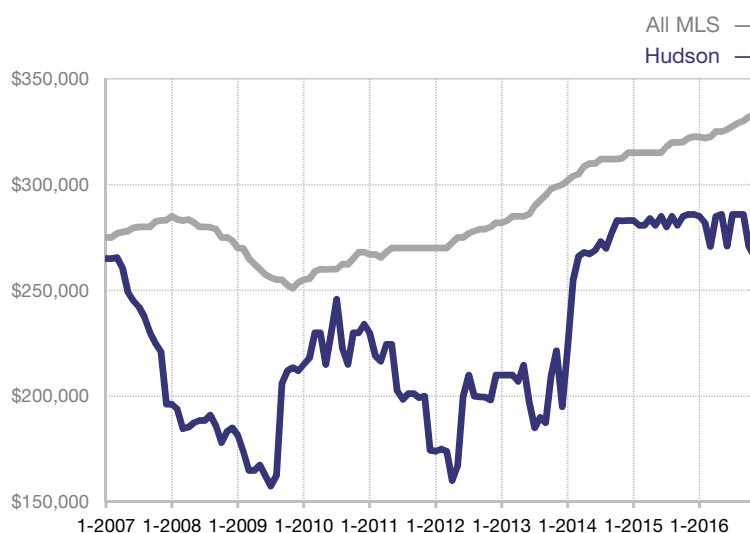
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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