

Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hudson

Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	15	17	+ 13.3%	95	114	+ 20.0%
Closed Sales	20	17	- 15.0%	87	104	+ 19.5%
Median Sales Price*	\$402,000	\$449,000	+ 11.7%	\$380,000	\$397,450	+ 4.6%
Inventory of Homes for Sale	19	24	+ 26.3%	--	--	--
Months Supply of Inventory	1.4	1.6	+ 14.3%	--	--	--
Cumulative Days on Market Until Sale	30	32	+ 6.7%	44	46	+ 4.5%
Percent of Original List Price Received*	100.9%	98.0%	- 2.9%	99.3%	98.5%	- 0.8%
New Listings	13	16	+ 23.1%	107	130	+ 21.5%

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

Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	12	11	- 8.3%	64	54	- 15.6%
Closed Sales	14	13	- 7.1%	50	44	- 12.0%
Median Sales Price*	\$231,450	\$230,995	- 0.2%	\$245,000	\$254,000	+ 3.7%
Inventory of Homes for Sale	15	19	+ 26.7%	--	--	--
Months Supply of Inventory	1.9	2.6	+ 36.8%	--	--	--
Cumulative Days on Market Until Sale	34	28	- 17.6%	48	47	- 2.1%
Percent of Original List Price Received*	99.2%	99.9%	+ 0.7%	99.1%	98.9%	- 0.2%
New Listings	10	10	0.0%	74	72	- 2.7%

* 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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