

Local Market Update – July 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hudson

Single-Family Properties

Key Metrics	July			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	17	21	+ 23.5%	112	98	- 12.5%
Closed Sales	17	23	+ 35.3%	104	77	- 26.0%
Median Sales Price*	\$449,000	\$452,000	+ 0.7%	\$397,450	\$415,000	+ 4.4%
Inventory of Homes for Sale	27	14	- 48.1%	--	--	--
Months Supply of Inventory	1.9	1.1	- 42.1%	--	--	--
Cumulative Days on Market Until Sale	32	22	- 31.3%	46	35	- 23.9%
Percent of Original List Price Received*	98.0%	101.4%	+ 3.5%	98.5%	100.0%	+ 1.5%
New Listings	15	21	+ 40.0%	129	104	- 19.4%

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

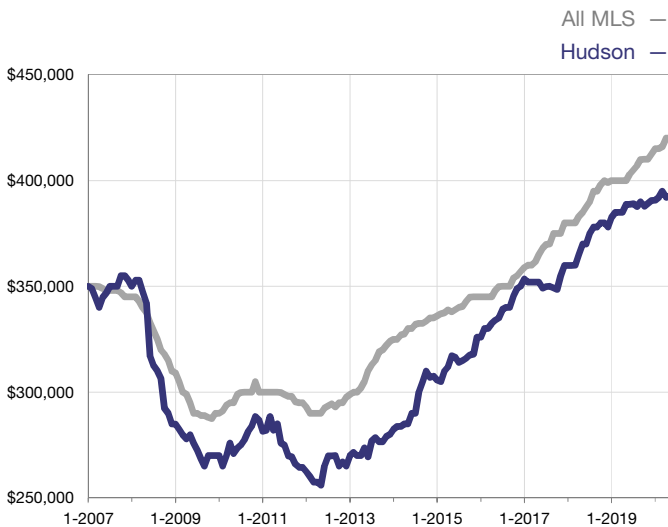
Condominium Properties

Key Metrics	July			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	11	10	- 9.1%	54	53	- 1.9%
Closed Sales	13	10	- 23.1%	44	45	+ 2.3%
Median Sales Price*	\$230,995	\$303,250	+ 31.3%	\$254,000	\$285,000	+ 12.2%
Inventory of Homes for Sale	20	9	- 55.0%	--	--	--
Months Supply of Inventory	2.8	1.2	- 57.1%	--	--	--
Cumulative Days on Market Until Sale	28	26	- 7.1%	47	47	0.0%
Percent of Original List Price Received*	99.9%	100.2%	+ 0.3%	98.9%	99.1%	+ 0.2%
New Listings	10	9	- 10.0%	72	59	- 18.1%

* 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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