

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hudson

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	10	15	+ 50.0%	42	50	+ 19.0%
Closed Sales	7	10	+ 42.9%	29	35	+ 20.7%
Median Sales Price*	\$366,750	\$462,500	+ 26.1%	\$405,000	\$479,900	+ 18.5%
Inventory of Homes for Sale	18	11	- 38.9%	--	--	--
Months Supply of Inventory	1.4	0.8	- 42.9%	--	--	--
Cumulative Days on Market Until Sale	37	18	- 51.4%	54	40	- 25.9%
Percent of Original List Price Received*	102.1%	105.9%	+ 3.7%	98.3%	103.0%	+ 4.8%
New Listings	10	23	+ 130.0%	44	59	+ 34.1%

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

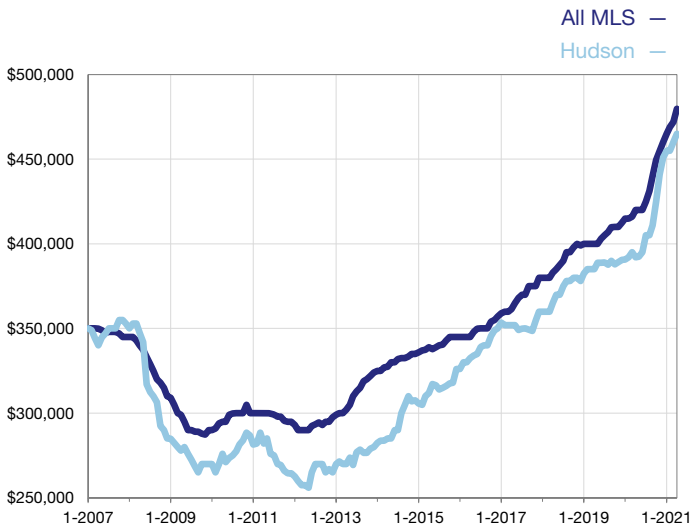
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	3	7	+ 133.3%	23	33	+ 43.5%
Closed Sales	5	10	+ 100.0%	21	27	+ 28.6%
Median Sales Price*	\$285,000	\$387,500	+ 36.0%	\$276,000	\$285,000	+ 3.3%
Inventory of Homes for Sale	14	9	- 35.7%	--	--	--
Months Supply of Inventory	1.9	1.1	- 42.1%	--	--	--
Cumulative Days on Market Until Sale	18	29	+ 61.1%	46	38	- 17.4%
Percent of Original List Price Received*	100.1%	100.4%	+ 0.3%	98.6%	99.3%	+ 0.7%
New Listings	5	12	+ 140.0%	29	40	+ 37.9%

* 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

