

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hudson

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	17	22	+ 29.4%	59	71	+ 20.3%
Closed Sales	14	15	+ 7.1%	43	50	+ 16.3%
Median Sales Price*	\$430,500	\$521,000	+ 21.0%	\$405,000	\$482,500	+ 19.1%
Inventory of Homes for Sale	17	9	- 47.1%	--	--	--
Months Supply of Inventory	1.3	0.6	- 53.8%	--	--	--
Cumulative Days on Market Until Sale	30	22	- 26.7%	46	35	- 23.9%
Percent of Original List Price Received*	100.7%	105.2%	+ 4.5%	99.0%	103.7%	+ 4.7%
New Listings	20	20	0.0%	64	79	+ 23.4%

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

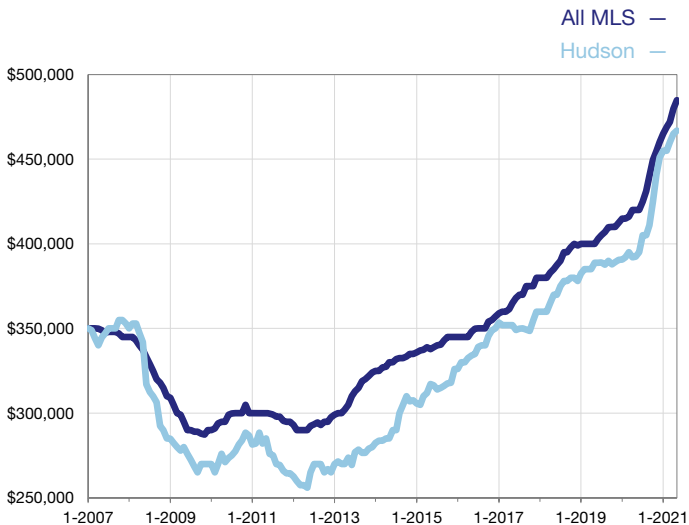
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	11	4	- 63.6%	34	37	+ 8.8%
Closed Sales	8	14	+ 75.0%	29	41	+ 41.4%
Median Sales Price*	\$357,500	\$347,500	- 2.8%	\$285,000	\$330,000	+ 15.8%
Inventory of Homes for Sale	13	10	- 23.1%	--	--	--
Months Supply of Inventory	1.7	1.2	- 29.4%	--	--	--
Cumulative Days on Market Until Sale	84	14	- 83.3%	56	30	- 46.4%
Percent of Original List Price Received*	97.6%	103.7%	+ 6.3%	98.3%	100.8%	+ 2.5%
New Listings	12	7	- 41.7%	41	47	+ 14.6%

* 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

