

Local Market Update – June 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hudson

Single-Family Properties

Key Metrics	June			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	20	23	+ 15.0%	91	83	- 8.8%
Closed Sales	21	13	- 38.1%	72	56	- 22.2%
Median Sales Price*	\$495,000	\$552,000	+ 11.5%	\$487,127	\$536,000	+ 10.0%
Inventory of Homes for Sale	16	16	0.0%	--	--	--
Months Supply of Inventory	1.0	1.1	+ 10.0%	--	--	--
Cumulative Days on Market Until Sale	18	20	+ 11.1%	30	23	- 23.3%
Percent of Original List Price Received*	107.6%	106.0%	- 1.5%	104.9%	105.7%	+ 0.8%
New Listings	25	26	+ 4.0%	104	98	- 5.8%

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

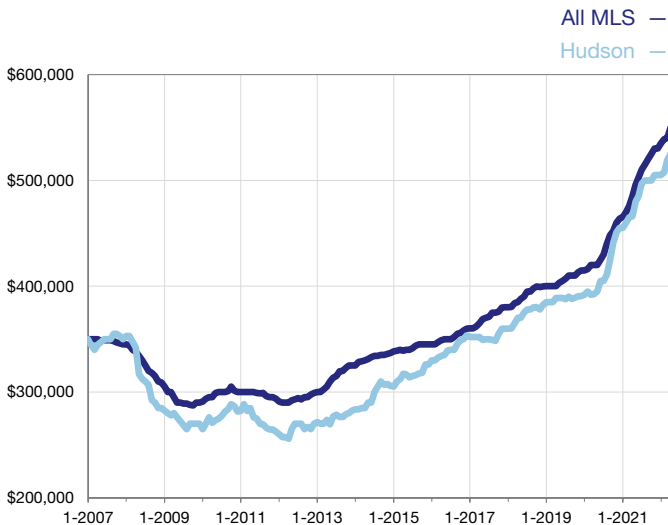
Condominium Properties

Key Metrics	June			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	13	12	- 7.7%	49	43	- 12.2%
Closed Sales	7	10	+ 42.9%	48	35	- 27.1%
Median Sales Price*	\$370,000	\$552,500	+ 49.3%	\$342,500	\$372,000	+ 8.6%
Inventory of Homes for Sale	13	15	+ 15.4%	--	--	--
Months Supply of Inventory	1.6	2.3	+ 43.8%	--	--	--
Cumulative Days on Market Until Sale	60	33	- 45.0%	34	28	- 17.6%
Percent of Original List Price Received*	104.1%	107.2%	+ 3.0%	101.3%	106.3%	+ 4.9%
New Listings	15	14	- 6.7%	62	52	- 16.1%

* 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

