

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hudson

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	13	13	0.0%	171	156	- 8.8%
Closed Sales	18	16	- 11.1%	162	143	- 11.7%
Median Sales Price*	\$527,500	\$527,450	- 0.0%	\$505,000	\$551,500	+ 9.2%
Inventory of Homes for Sale	21	16	- 23.8%	--	--	--
Months Supply of Inventory	1.4	1.2	- 14.3%	--	--	--
Cumulative Days on Market Until Sale	18	30	+ 66.7%	25	24	- 4.0%
Percent of Original List Price Received*	102.7%	99.0%	- 3.6%	104.0%	102.8%	- 1.2%
New Listings	9	9	0.0%	196	176	- 10.2%

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

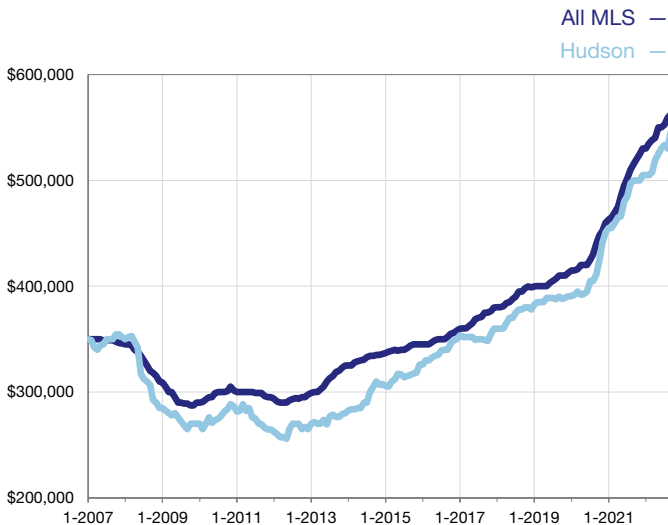
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	4	9	+ 125.0%	80	72	- 10.0%
Closed Sales	4	6	+ 50.0%	85	62	- 27.1%
Median Sales Price*	\$365,000	\$355,000	- 2.7%	\$364,900	\$345,000	- 5.5%
Inventory of Homes for Sale	9	13	+ 44.4%	--	--	--
Months Supply of Inventory	1.2	2.0	+ 66.7%	--	--	--
Cumulative Days on Market Until Sale	23	20	- 13.0%	32	24	- 25.0%
Percent of Original List Price Received*	100.8%	103.0%	+ 2.2%	101.8%	105.8%	+ 3.9%
New Listings	4	8	+ 100.0%	92	92	0.0%

* 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

