

# Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Hudson

### Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	15	11	- 26.7%	28	19	- 32.1%
Closed Sales	9	6	- 33.3%	22	17	- 22.7%
Median Sales Price*	\$490,000	<b>\$637,500</b>	+ 30.1%	\$503,750	<b>\$525,000</b>	+ 4.2%
Inventory of Homes for Sale	17	11	- 35.3%	--	--	--
Months Supply of Inventory	1.2	0.9	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	22	52	+ 136.4%	28	48	+ 71.4%
Percent of Original List Price Received*	105.1%	97.9%	- 6.9%	101.7%	99.4%	- 2.3%
New Listings	21	13	- 38.1%	37	26	- 29.7%

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

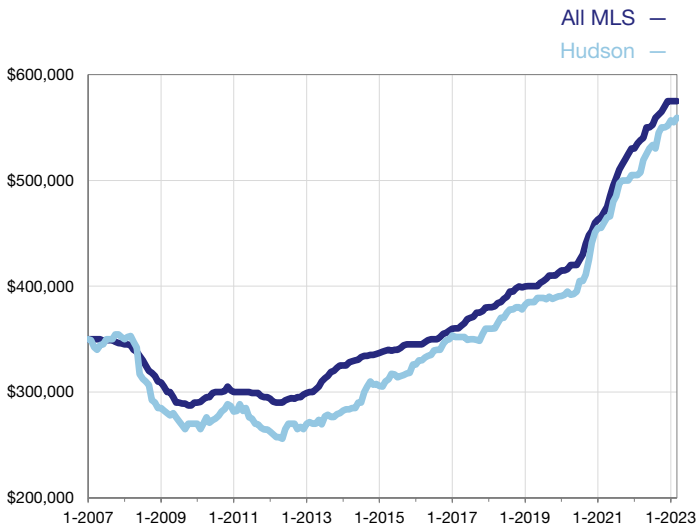
### Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	17	+ 240.0%	12	33	+ 175.0%
Closed Sales	5	9	+ 80.0%	14	19	+ 35.7%
Median Sales Price*	\$250,000	<b>\$390,000</b>	+ 56.0%	\$293,000	<b>\$390,000</b>	+ 33.1%
Inventory of Homes for Sale	15	15	0.0%	--	--	--
Months Supply of Inventory	2.3	1.8	- 21.7%	--	--	--
Cumulative Days on Market Until Sale	7	40	+ 471.4%	15	40	+ 166.7%
Percent of Original List Price Received*	105.4%	101.1%	- 4.1%	106.2%	100.0%	- 5.8%
New Listings	10	12	+ 20.0%	21	33	+ 57.1%

\* 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

