

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hudson

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	11	+ 10.0%	38	29	- 23.7%
Closed Sales	6	3	- 50.0%	28	21	- 25.0%
Median Sales Price*	\$540,000	\$610,000	+ 13.0%	\$521,250	\$560,000	+ 7.4%
Inventory of Homes for Sale	20	13	- 35.0%	--	--	--
Months Supply of Inventory	1.4	1.0	- 28.6%	--	--	--
Cumulative Days on Market Until Sale	38	144	+ 278.9%	30	60	+ 100.0%
Percent of Original List Price Received*	102.8%	106.0%	+ 3.1%	102.0%	100.3%	- 1.7%
New Listings	17	13	- 23.5%	54	39	- 27.8%

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

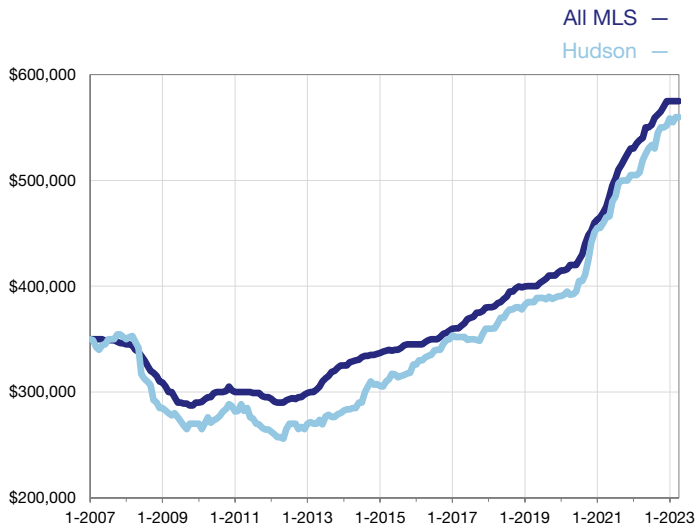
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	7	- 12.5%	20	38	+ 90.0%
Closed Sales	2	4	+ 100.0%	16	23	+ 43.8%
Median Sales Price*	\$487,450	\$325,000	- 33.3%	\$293,000	\$351,000	+ 19.8%
Inventory of Homes for Sale	18	16	- 11.1%	--	--	--
Months Supply of Inventory	2.9	2.0	- 31.0%	--	--	--
Cumulative Days on Market Until Sale	11	8	- 27.3%	14	34	+ 142.9%
Percent of Original List Price Received*	101.7%	105.3%	+ 3.5%	105.6%	100.9%	- 4.5%
New Listings	11	11	0.0%	32	44	+ 37.5%

* 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

