

# Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Hudson

### Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	19	15	- 21.1%	57	42	- 26.3%
Closed Sales	15	10	- 33.3%	43	32	- 25.6%
Median Sales Price*	\$620,000	<b>\$551,250</b>	- 11.1%	\$530,000	<b>\$562,500</b>	+ 6.1%
Inventory of Homes for Sale	18	13	- 27.8%	--	--	--
Months Supply of Inventory	1.3	1.1	- 15.4%	--	--	--
Cumulative Days on Market Until Sale	12	14	+ 16.7%	24	44	+ 83.3%
Percent of Original List Price Received*	112.6%	<b>104.0%</b>	- 7.6%	105.7%	<b>102.3%</b>	- 3.2%
New Listings	18	16	- 11.1%	71	55	- 22.5%

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

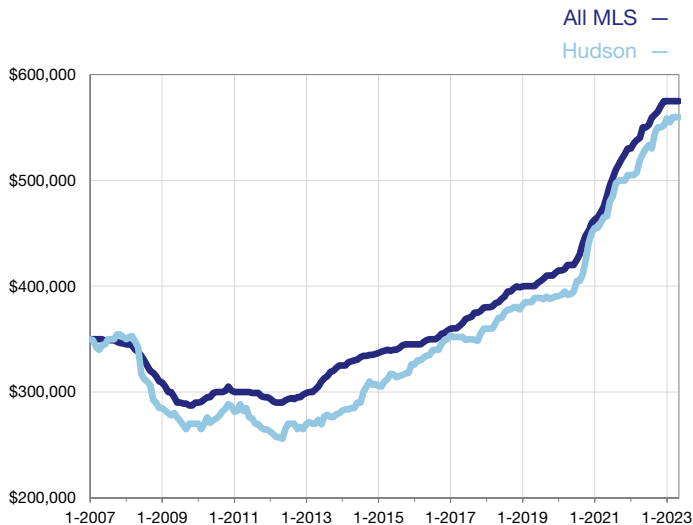
### Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	8	- 20.0%	30	44	+ 46.7%
Closed Sales	9	7	- 22.2%	25	30	+ 20.0%
Median Sales Price*	\$305,000	<b>\$442,000</b>	+ 44.9%	\$300,000	<b>\$370,500</b>	+ 23.5%
Inventory of Homes for Sale	14	25	+ 78.6%	--	--	--
Months Supply of Inventory	2.1	3.3	+ 57.1%	--	--	--
Cumulative Days on Market Until Sale	48	99	+ 106.3%	26	49	+ 88.5%
Percent of Original List Price Received*	106.2%	<b>98.8%</b>	- 7.0%	105.9%	<b>100.4%</b>	- 5.2%
New Listings	7	15	+ 114.3%	38	57	+ 50.0%

\* 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

