

Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hudson

Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	19	15	- 21.1%	76	56	- 26.3%
Closed Sales	16	13	- 18.8%	59	45	- 23.7%
Median Sales Price*	\$563,725	\$610,000	+ 8.2%	\$540,000	\$591,500	+ 9.5%
Inventory of Homes for Sale	23	11	- 52.2%	--	--	--
Months Supply of Inventory	1.6	0.9	- 43.8%	--	--	--
Cumulative Days on Market Until Sale	22	15	- 31.8%	23	36	+ 56.5%
Percent of Original List Price Received*	104.8%	104.8%	0.0%	105.4%	103.0%	- 2.3%
New Listings	25	13	- 48.0%	96	68	- 29.2%

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

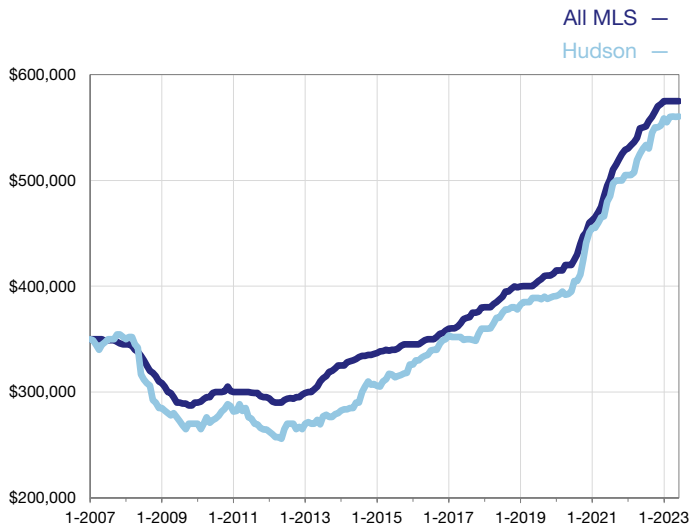
Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	12	+ 20.0%	40	54	+ 35.0%
Closed Sales	11	8	- 27.3%	36	38	+ 5.6%
Median Sales Price*	\$525,000	\$633,998	+ 20.8%	\$343,500	\$390,000	+ 13.5%
Inventory of Homes for Sale	18	20	+ 11.1%	--	--	--
Months Supply of Inventory	2.7	2.6	- 3.7%	--	--	--
Cumulative Days on Market Until Sale	31	115	+ 271.0%	28	63	+ 125.0%
Percent of Original List Price Received*	107.1%	102.7%	- 4.1%	106.2%	100.9%	- 5.0%
New Listings	14	6	- 57.1%	52	63	+ 21.2%

* 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

