

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hudson

Single-Family Properties

| Key Metrics | July | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|---------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Pending Sales | 16 | 15 | - 6.3% | 92 | 70 | - 23.9% |
| Closed Sales | 16 | 12 | - 25.0% | 75 | 57 | - 24.0% |
| Median Sales Price* | \$553,250 | \$642,500 | + 16.1% | \$550,000 | \$602,000 | + 9.5% |
| Inventory of Homes for Sale | 22 | 9 | - 59.1% | -- | -- | -- |
| Months Supply of Inventory | 1.6 | 0.8 | - 50.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 25 | 15 | - 40.0% | 24 | 31 | + 29.2% |
| Percent of Original List Price Received* | 101.2% | 105.1% | + 3.9% | 104.5% | 103.4% | - 1.1% |
| New Listings | 16 | 13 | - 18.8% | 112 | 80 | - 28.6% |

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

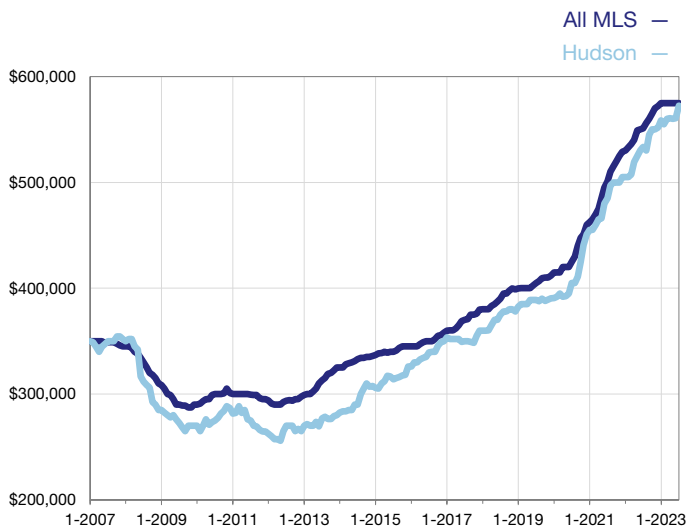
Condominium Properties

| Key Metrics | July | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|----------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Pending Sales | 5 | 4 | - 20.0% | 45 | 58 | + 28.9% |
| Closed Sales | 10 | 9 | - 10.0% | 46 | 47 | + 2.2% |
| Median Sales Price* | \$330,000 | \$455,000 | + 37.9% | \$330,000 | \$396,500 | + 20.2% |
| Inventory of Homes for Sale | 19 | 17 | - 10.5% | -- | -- | -- |
| Months Supply of Inventory | 3.0 | 2.3 | - 23.3% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 12 | 23 | + 91.7% | 24 | 55 | + 129.2% |
| Percent of Original List Price Received* | 109.2% | 101.7% | - 6.9% | 106.9% | 101.0% | - 5.5% |
| New Listings | 7 | 5 | - 28.6% | 59 | 69 | + 16.9% |

* 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

