

# Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Hudson

### Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	16	12	- 25.0%	108	82	- 24.1%
Closed Sales	18	20	+ 11.1%	93	78	- 16.1%
Median Sales Price*	\$504,950	<b>\$615,000</b>	+ 21.8%	\$535,000	<b>\$610,000</b>	+ 14.0%
Inventory of Homes for Sale	23	10	- 56.5%	--	--	--
Months Supply of Inventory	1.7	0.9	- 47.1%	--	--	--
Cumulative Days on Market Until Sale	20	30	+ 50.0%	23	31	+ 34.8%
Percent of Original List Price Received*	103.0%	<b>101.4%</b>	- 1.6%	104.2%	<b>102.7%</b>	- 1.4%
New Listings	18	14	- 22.2%	130	94	- 27.7%

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

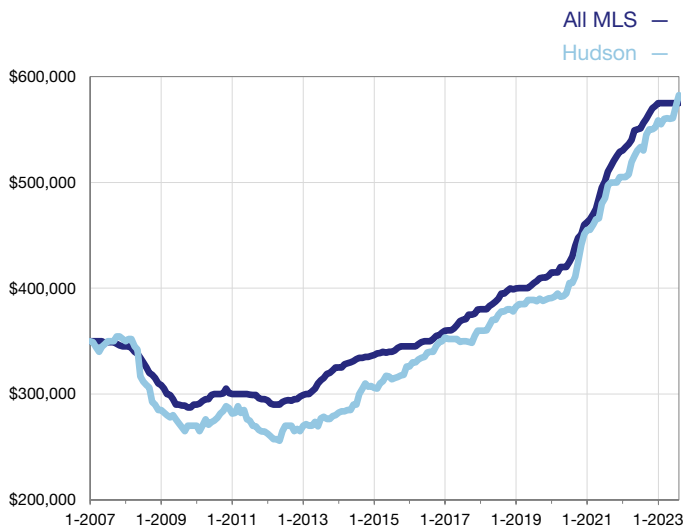
### Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	11	+ 175.0%	49	68	+ 38.8%
Closed Sales	4	8	+ 100.0%	50	56	+ 12.0%
Median Sales Price*	\$610,000	<b>\$327,500</b>	- 46.3%	\$345,000	<b>\$393,250</b>	+ 14.0%
Inventory of Homes for Sale	21	11	- 47.6%	--	--	--
Months Supply of Inventory	3.5	1.4	- 60.0%	--	--	--
Cumulative Days on Market Until Sale	23	15	- 34.8%	24	58	+ 141.7%
Percent of Original List Price Received*	101.7%	<b>104.5%</b>	+ 2.8%	106.5%	<b>101.4%</b>	- 4.8%
New Listings	6	7	+ 16.7%	65	76	+ 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

