

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hudson

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	17	13	- 23.5%	125	92	- 26.4%
Closed Sales	20	8	- 60.0%	113	86	- 23.9%
Median Sales Price*	\$613,500	\$602,500	- 1.8%	\$551,500	\$610,000	+ 10.6%
Inventory of Homes for Sale	26	8	- 69.2%	--	--	--
Months Supply of Inventory	2.0	0.7	- 65.0%	--	--	--
Cumulative Days on Market Until Sale	25	46	+ 84.0%	23	33	+ 43.5%
Percent of Original List Price Received*	100.9%	101.3%	+ 0.4%	103.6%	102.6%	- 1.0%
New Listings	21	11	- 47.6%	151	105	- 30.5%

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

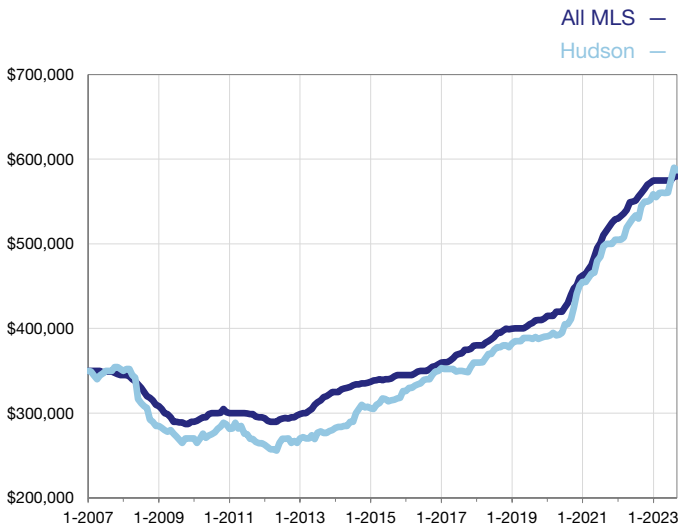
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	9	+ 80.0%	54	78	+ 44.4%
Closed Sales	2	7	+ 250.0%	52	63	+ 21.2%
Median Sales Price*	\$699,950	\$356,000	- 49.1%	\$358,500	\$390,000	+ 8.8%
Inventory of Homes for Sale	21	12	- 42.9%	--	--	--
Months Supply of Inventory	3.5	1.4	- 60.0%	--	--	--
Cumulative Days on Market Until Sale	20	28	+ 40.0%	24	55	+ 129.2%
Percent of Original List Price Received*	101.6%	111.4%	+ 9.6%	106.3%	102.5%	- 3.6%
New Listings	8	11	+ 37.5%	73	87	+ 19.2%

* 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

