

# Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Hudson

### Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	17	6	- 64.7%	142	97	- 31.7%
Closed Sales	14	12	- 14.3%	127	98	- 22.8%
Median Sales Price*	\$599,500	<b>\$601,000</b>	+ 0.3%	\$552,000	<b>\$607,500</b>	+ 10.1%
Inventory of Homes for Sale	21	10	- 52.4%	--	--	--
Months Supply of Inventory	1.5	1.0	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	25	18	- 28.0%	23	31	+ 34.8%
Percent of Original List Price Received*	100.2%	<b>103.0%</b>	+ 2.8%	103.3%	<b>102.6%</b>	- 0.7%
New Listings	12	7	- 41.7%	163	112	- 31.3%

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

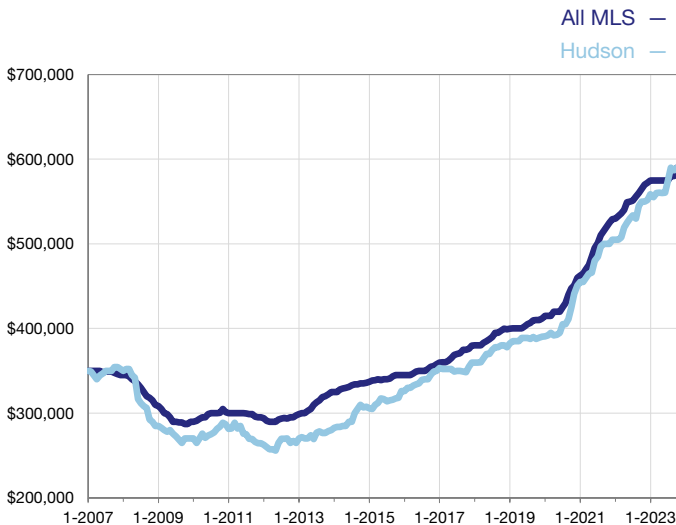
### Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	8	- 11.1%	63	84	+ 33.3%
Closed Sales	5	7	+ 40.0%	57	70	+ 22.8%
Median Sales Price*	\$335,000	<b>\$635,000</b>	+ 89.6%	\$345,000	<b>\$400,000</b>	+ 15.9%
Inventory of Homes for Sale	18	12	- 33.3%	--	--	--
Months Supply of Inventory	3.0	1.5	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	29	106	+ 265.5%	24	60	+ 150.0%
Percent of Original List Price Received*	103.3%	<b>108.1%</b>	+ 4.6%	106.0%	<b>103.0%</b>	- 2.8%
New Listings	9	6	- 33.3%	82	93	+ 13.4%

\* 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

