

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hudson

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	12	10	- 16.7%	154	104	- 32.5%
Closed Sales	17	3	- 82.4%	144	101	- 29.9%
Median Sales Price*	\$540,000	\$635,000	+ 17.6%	\$551,750	\$610,000	+ 10.6%
Inventory of Homes for Sale	18	13	- 27.8%	--	--	--
Months Supply of Inventory	1.3	1.4	+ 7.7%	--	--	--
Cumulative Days on Market Until Sale	29	21	- 27.6%	24	31	+ 29.2%
Percent of Original List Price Received*	100.0%	95.6%	- 4.4%	102.9%	102.4%	- 0.5%
New Listings	9	11	+ 22.2%	172	123	- 28.5%

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

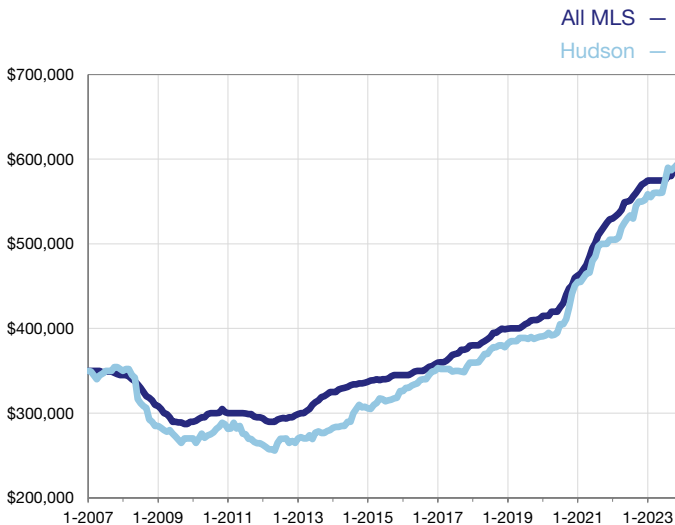
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	4	- 42.9%	70	88	+ 25.7%
Closed Sales	6	10	+ 66.7%	63	80	+ 27.0%
Median Sales Price*	\$355,000	\$765,000	+ 115.5%	\$345,000	\$421,000	+ 22.0%
Inventory of Homes for Sale	17	14	- 17.6%	--	--	--
Months Supply of Inventory	2.7	1.8	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	20	20	0.0%	24	55	+ 129.2%
Percent of Original List Price Received*	103.0%	104.4%	+ 1.4%	105.7%	103.2%	- 2.4%
New Listings	8	7	- 12.5%	90	100	+ 11.1%

* 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

