

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hudson

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	5	- 37.5%	162	108	- 33.3%
Closed Sales	18	10	- 44.4%	162	111	- 31.5%
Median Sales Price*	\$545,000	\$537,700	- 1.3%	\$551,750	\$600,000	+ 8.7%
Inventory of Homes for Sale	14	14	0.0%	--	--	--
Months Supply of Inventory	1.0	1.6	+ 60.0%	--	--	--
Cumulative Days on Market Until Sale	40	25	- 37.5%	26	30	+ 15.4%
Percent of Original List Price Received*	97.7%	98.8%	+ 1.1%	102.3%	102.1%	- 0.2%
New Listings	5	7	+ 40.0%	177	130	- 26.6%

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

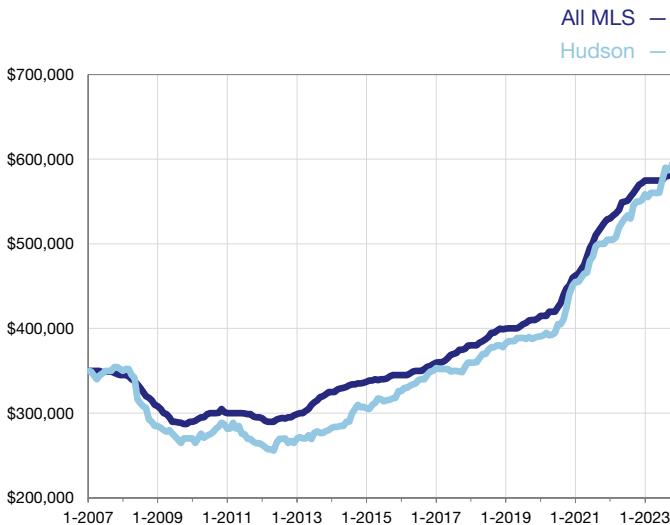
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	6	- 14.3%	77	96	+ 24.7%
Closed Sales	4	4	0.0%	67	84	+ 25.4%
Median Sales Price*	\$353,000	\$708,510	+ 100.7%	\$345,000	\$445,000	+ 29.0%
Inventory of Homes for Sale	22	7	- 68.2%	--	--	--
Months Supply of Inventory	3.4	0.9	- 73.5%	--	--	--
Cumulative Days on Market Until Sale	24	22	- 8.3%	24	53	+ 120.8%
Percent of Original List Price Received*	102.4%	109.4%	+ 6.8%	105.5%	103.5%	- 1.9%
New Listings	12	3	- 75.0%	102	108	+ 5.9%

* 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

