

Local Market Update – January 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hudson

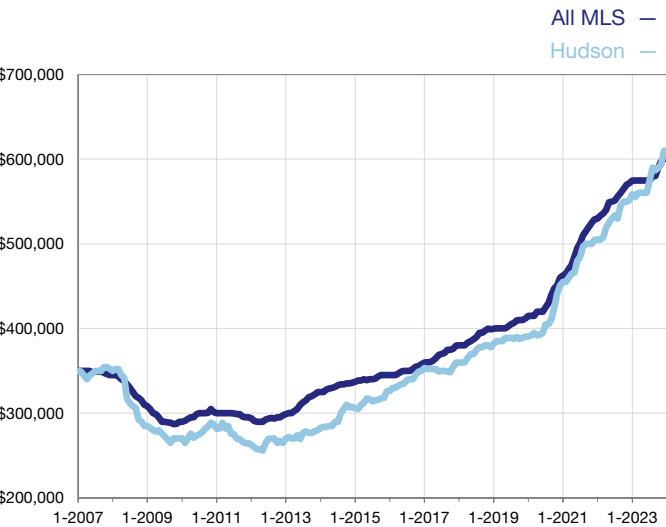
Single-Family Properties	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	6	7	+ 16.7%	6	7	+ 16.7%
Closed Sales	8	5	- 37.5%	8	5	- 37.5%
Median Sales Price*	\$498,000	\$640,000	+ 28.5%	\$498,000	\$640,000	+ 28.5%
Inventory of Homes for Sale	7	11	+ 57.1%	--	--	--
Months Supply of Inventory	0.5	1.2	+ 140.0%	--	--	--
Cumulative Days on Market Until Sale	54	41	- 24.1%	54	41	- 24.1%
Percent of Original List Price Received*	100.8%	99.6%	- 1.2%	100.8%	99.6%	- 1.2%
New Listings	4	5	+ 25.0%	4	5	+ 25.0%

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

Condominium Properties	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	9	3	- 66.7%	9	3	- 66.7%
Closed Sales	8	5	- 37.5%	8	5	- 37.5%
Median Sales Price*	\$393,250	\$821,856	+ 109.0%	\$393,250	\$821,856	+ 109.0%
Inventory of Homes for Sale	21	10	- 52.4%	--	--	--
Months Supply of Inventory	3.0	1.3	- 56.7%	--	--	--
Cumulative Days on Market Until Sale	35	87	+ 148.6%	35	87	+ 148.6%
Percent of Original List Price Received*	99.9%	109.1%	+ 9.2%	99.9%	109.1%	+ 9.2%
New Listings	11	6	- 45.5%	11	6	- 45.5%

* 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

