

Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hudson

Single-Family Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	2	9	+ 350.0%	8	16	+ 100.0%
Closed Sales	3	6	+ 100.0%	11	11	0.0%
Median Sales Price*	\$410,000	\$642,500	+ 56.7%	\$431,000	\$640,000	+ 48.5%
Inventory of Homes for Sale	12	9	- 25.0%	--	--	--
Months Supply of Inventory	0.9	0.9	0.0%	--	--	--
Cumulative Days on Market Until Sale	24	63	+ 162.5%	45	53	+ 17.8%
Percent of Original List Price Received*	98.7%	93.9%	- 4.9%	100.3%	96.5%	- 3.8%
New Listings	9	8	- 11.1%	13	13	0.0%

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

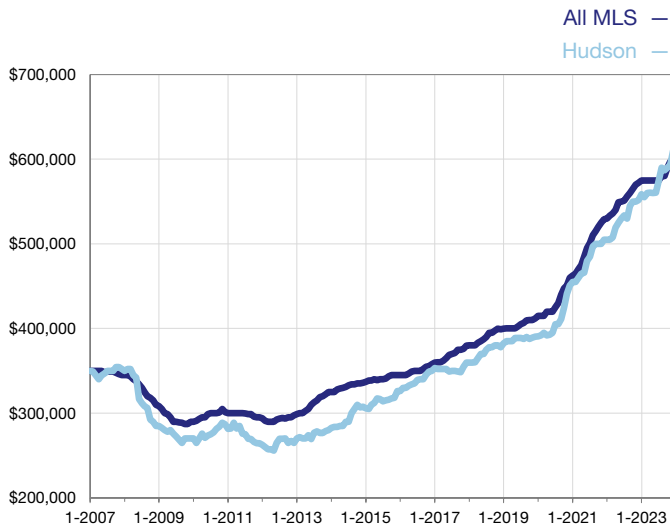
Condominium Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	7	3	- 57.1%	16	6	- 62.5%
Closed Sales	2	1	- 50.0%	10	6	- 40.0%
Median Sales Price*	\$390,000	\$876,131	+ 124.6%	\$393,250	\$848,994	+ 115.9%
Inventory of Homes for Sale	24	15	- 37.5%	--	--	--
Months Supply of Inventory	3.3	2.1	- 36.4%	--	--	--
Cumulative Days on Market Until Sale	56	49	- 12.5%	39	81	+ 107.7%
Percent of Original List Price Received*	94.9%	105.3%	+ 11.0%	98.9%	108.4%	+ 9.6%
New Listings	10	5	- 50.0%	21	12	- 42.9%

* 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

