

Local Market Update – March 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hudson

Single-Family Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	9	16	+ 77.8%	17	30	+ 76.5%
Closed Sales	7	3	- 57.1%	18	14	- 22.2%
Median Sales Price*	\$560,000	\$515,000	- 8.0%	\$542,500	\$630,000	+ 16.1%
Inventory of Homes for Sale	14	8	- 42.9%	--	--	--
Months Supply of Inventory	1.1	0.8	- 27.3%	--	--	--
Cumulative Days on Market Until Sale	47	79	+ 68.1%	46	59	+ 28.3%
Percent of Original List Price Received*	98.0%	103.8%	+ 5.9%	99.4%	98.0%	- 1.4%
New Listings	13	14	+ 7.7%	26	27	+ 3.8%

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

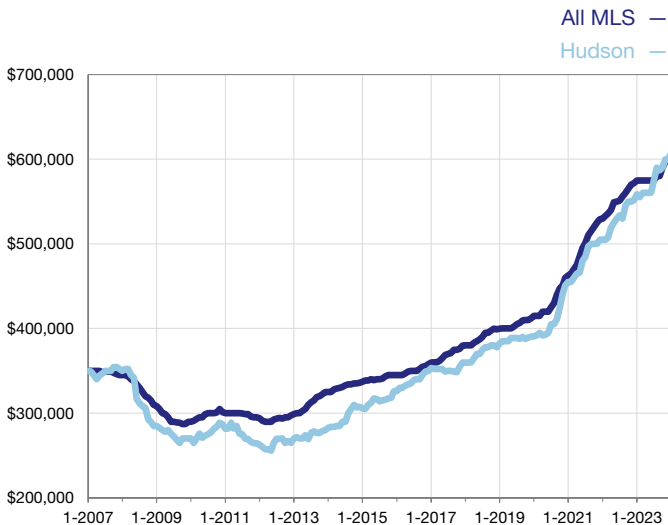
Condominium Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	15	9	- 40.0%	31	15	- 51.6%
Closed Sales	9	2	- 77.8%	19	8	- 57.9%
Median Sales Price*	\$390,000	\$901,526	+ 131.2%	\$390,000	\$848,994	+ 117.7%
Inventory of Homes for Sale	17	15	- 11.8%	--	--	--
Months Supply of Inventory	2.1	2.3	+ 9.5%	--	--	--
Cumulative Days on Market Until Sale	40	37	- 7.5%	40	70	+ 75.0%
Percent of Original List Price Received*	101.1%	119.8%	+ 18.5%	100.0%	111.3%	+ 11.3%
New Listings	10	10	0.0%	31	22	- 29.0%

* 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

