

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hudson

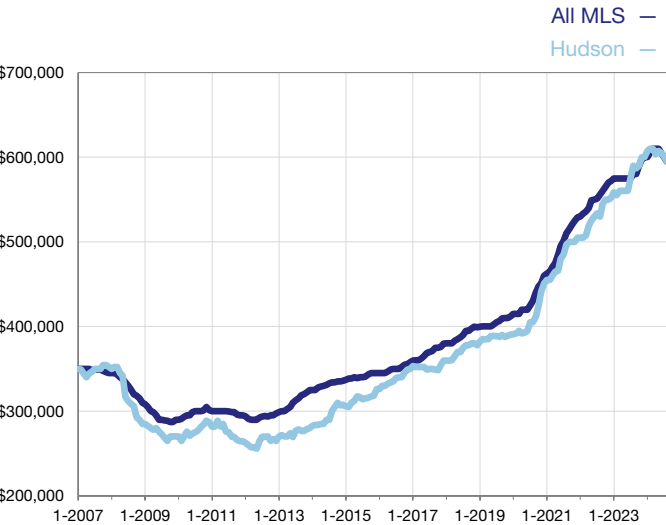
Single-Family Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	10	13	+ 30.0%	79	101	+ 27.8%
Closed Sales	20	15	- 25.0%	78	93	+ 19.2%
Median Sales Price*	\$615,000	\$550,000	- 10.6%	\$610,000	\$600,000	- 1.6%
Inventory of Homes for Sale	16	22	+ 37.5%	--	--	--
Months Supply of Inventory	1.4	2.0	+ 42.9%	--	--	--
Cumulative Days on Market Until Sale	30	17	- 43.3%	31	34	+ 9.7%
Percent of Original List Price Received*	101.4%	101.9%	+ 0.5%	102.7%	101.5%	- 1.2%
New Listings	14	15	+ 7.1%	94	120	+ 27.7%

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

Condominium Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	12	7	- 41.7%	69	56	- 18.8%
Closed Sales	8	5	- 37.5%	56	57	+ 1.8%
Median Sales Price*	\$327,500	\$410,000	+ 25.2%	\$393,250	\$608,000	+ 54.6%
Inventory of Homes for Sale	10	16	+ 60.0%	--	--	--
Months Supply of Inventory	1.2	2.3	+ 91.7%	--	--	--
Cumulative Days on Market Until Sale	15	15	0.0%	58	44	- 24.1%
Percent of Original List Price Received*	104.5%	108.2%	+ 3.5%	101.4%	107.6%	+ 6.1%
New Listings	7	8	+ 14.3%	76	70	- 7.9%

* 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

