

# Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Hudson

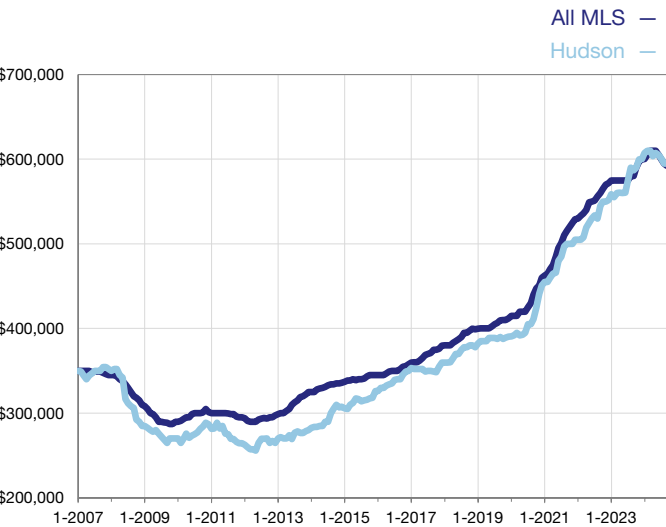
Single-Family Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	12	18	+ 50.0%	91	119	+ 30.8%
Closed Sales	8	13	+ 62.5%	86	106	+ 23.3%
Median Sales Price*	\$602,500	\$575,000	- 4.6%	\$610,000	\$600,000	- 1.6%
Inventory of Homes for Sale	12	24	+ 100.0%	--	--	--
Months Supply of Inventory	1.1	2.1	+ 90.9%	--	--	--
Cumulative Days on Market Until Sale	46	20	- 56.5%	33	32	- 3.0%
Percent of Original List Price Received*	101.3%	100.1%	- 1.2%	102.6%	101.4%	- 1.2%
New Listings	11	22	+ 100.0%	105	141	+ 34.3%

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

Condominium Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	6	6	0.0%	75	61	- 18.7%
Closed Sales	7	6	- 14.3%	63	64	+ 1.6%
Median Sales Price*	\$356,000	\$769,236	+ 116.1%	\$390,000	\$608,000	+ 55.9%
Inventory of Homes for Sale	15	16	+ 6.7%	--	--	--
Months Supply of Inventory	1.8	2.4	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	28	58	+ 107.1%	55	47	- 14.5%
Percent of Original List Price Received*	111.4%	103.6%	- 7.0%	102.5%	107.2%	+ 4.6%
New Listings	11	6	- 45.5%	87	76	- 12.6%

\* 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

