

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hudson

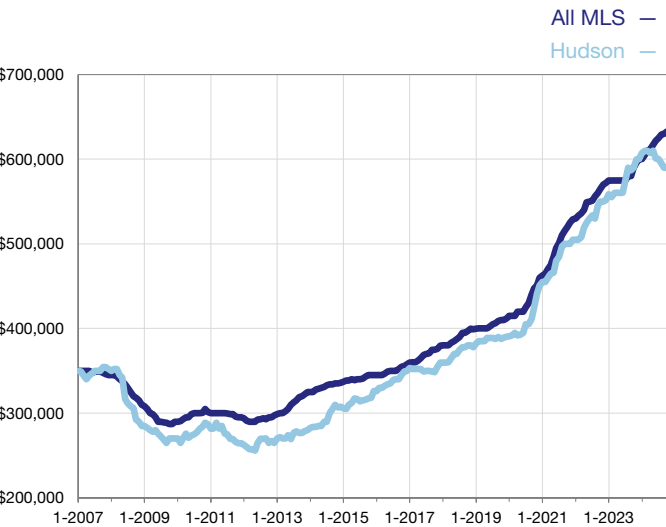
Single-Family Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	3	18	+ 500.0%	94	132	+ 40.4%
Closed Sales	12	12	0.0%	98	118	+ 20.4%
Median Sales Price*	\$601,000	\$605,000	+ 0.7%	\$607,500	\$600,000	- 1.2%
Inventory of Homes for Sale	16	23	+ 43.8%	--	--	--
Months Supply of Inventory	1.7	1.9	+ 11.8%	--	--	--
Cumulative Days on Market Until Sale	18	29	+ 61.1%	31	32	+ 3.2%
Percent of Original List Price Received*	103.0%	101.0%	- 1.9%	102.6%	101.3%	- 1.3%
New Listings	7	14	+ 100.0%	112	154	+ 37.5%

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

Condominium Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	8	7	- 12.5%	83	66	- 20.5%
Closed Sales	7	9	+ 28.6%	70	73	+ 4.3%
Median Sales Price*	\$635,000	\$565,000	- 11.0%	\$400,000	\$596,500	+ 49.1%
Inventory of Homes for Sale	14	17	+ 21.4%	--	--	--
Months Supply of Inventory	1.7	2.6	+ 52.9%	--	--	--
Cumulative Days on Market Until Sale	106	107	+ 0.9%	60	54	- 10.0%
Percent of Original List Price Received*	108.1%	100.3%	- 7.2%	103.0%	106.4%	+ 3.3%
New Listings	7	8	+ 14.3%	94	84	- 10.6%

* 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

