

Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hudson

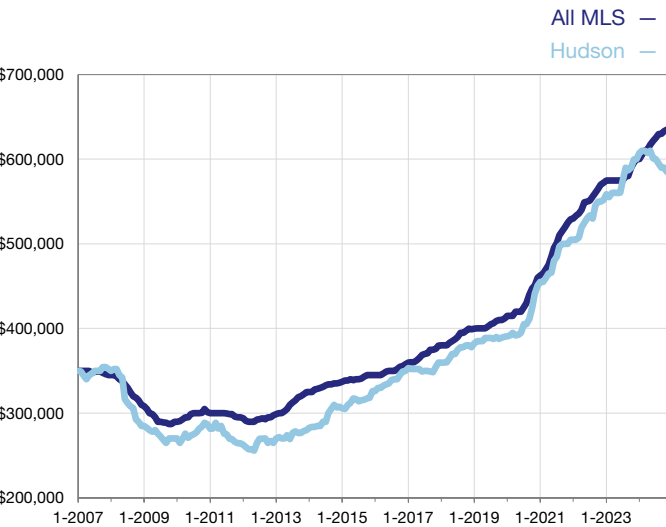
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	9	17	+ 88.9%	103	148	+ 43.7%
Closed Sales	3	11	+ 266.7%	101	129	+ 27.7%
Median Sales Price*	\$635,000	\$755,000	+ 18.9%	\$610,000	\$600,000	- 1.6%
Inventory of Homes for Sale	15	19	+ 26.7%	--	--	--
Months Supply of Inventory	1.6	1.5	- 6.3%	--	--	--
Cumulative Days on Market Until Sale	21	29	+ 38.1%	31	32	+ 3.2%
Percent of Original List Price Received*	95.6%	97.0%	+ 1.5%	102.4%	101.0%	- 1.4%
New Listings	11	13	+ 18.2%	123	168	+ 36.6%

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

Condominium Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	6	6	0.0%	89	71	- 20.2%
Closed Sales	10	8	- 20.0%	80	83	+ 3.8%
Median Sales Price*	\$765,000	\$432,500	- 43.5%	\$421,000	\$579,950	+ 37.8%
Inventory of Homes for Sale	18	5	- 72.2%	--	--	--
Months Supply of Inventory	2.3	0.8	- 65.2%	--	--	--
Cumulative Days on Market Until Sale	20	28	+ 40.0%	55	56	+ 1.8%
Percent of Original List Price Received*	104.4%	97.6%	- 6.5%	103.2%	105.8%	+ 2.5%
New Listings	11	2	- 81.8%	105	85	- 19.0%

* 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

