

Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hudson

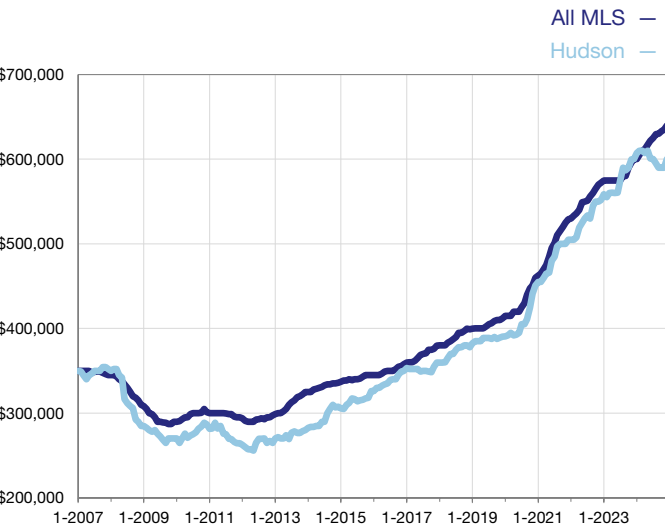
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	5	9	+ 80.0%	108	154	+ 42.6%
Closed Sales	10	13	+ 30.0%	111	142	+ 27.9%
Median Sales Price*	\$537,700	\$545,000	+ 1.4%	\$600,000	\$600,000	0.0%
Inventory of Homes for Sale	16	13	- 18.8%	--	--	--
Months Supply of Inventory	1.8	1.0	- 44.4%	--	--	--
Cumulative Days on Market Until Sale	25	30	+ 20.0%	30	32	+ 6.7%
Percent of Original List Price Received*	98.8%	101.0%	+ 2.2%	102.1%	101.0%	- 1.1%
New Listings	7	8	+ 14.3%	130	176	+ 35.4%

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

Condominium Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	6	2	- 66.7%	95	74	- 22.1%
Closed Sales	4	5	+ 25.0%	84	89	+ 6.0%
Median Sales Price*	\$708,510	\$449,900	- 36.5%	\$445,000	\$574,950	+ 29.2%
Inventory of Homes for Sale	10	4	- 60.0%	--	--	--
Months Supply of Inventory	1.3	0.6	- 53.8%	--	--	--
Cumulative Days on Market Until Sale	22	43	+ 95.5%	53	55	+ 3.8%
Percent of Original List Price Received*	109.4%	98.1%	- 10.3%	103.5%	105.5%	+ 1.9%
New Listings	3	3	0.0%	108	89	- 17.6%

* 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

