

Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hudson

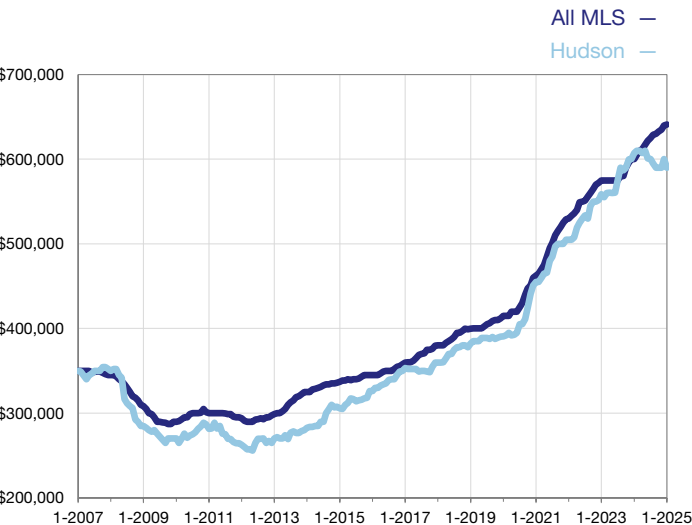
Single-Family Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	7	12	+ 71.4%	7	12	+ 71.4%
Closed Sales	5	11	+ 120.0%	5	11	+ 120.0%
Median Sales Price*	\$640,000	\$580,000	- 9.4%	\$640,000	\$580,000	- 9.4%
Inventory of Homes for Sale	13	12	- 7.7%	--	--	--
Months Supply of Inventory	1.4	0.9	- 35.7%	--	--	--
Cumulative Days on Market Until Sale	41	52	+ 26.8%	41	52	+ 26.8%
Percent of Original List Price Received*	99.6%	97.9%	- 1.7%	99.6%	97.9%	- 1.7%
New Listings	5	11	+ 120.0%	5	11	+ 120.0%

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

Condominium Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	3	3	0.0%	3	3	0.0%
Closed Sales	5	4	- 20.0%	5	4	- 20.0%
Median Sales Price*	\$821,856	\$1,061,588	+ 29.2%	\$821,856	\$1,061,588	+ 29.2%
Inventory of Homes for Sale	14	4	- 71.4%	--	--	--
Months Supply of Inventory	2.3	1.2	- 47.8%	--	--	--
Cumulative Days on Market Until Sale	87	27	- 69.0%	87	27	- 69.0%
Percent of Original List Price Received*	109.1%	121.9%	+ 11.7%	109.1%	121.9%	+ 11.7%
New Listings	7	2	- 71.4%	7	2	- 71.4%

* 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

