

# Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Hudson

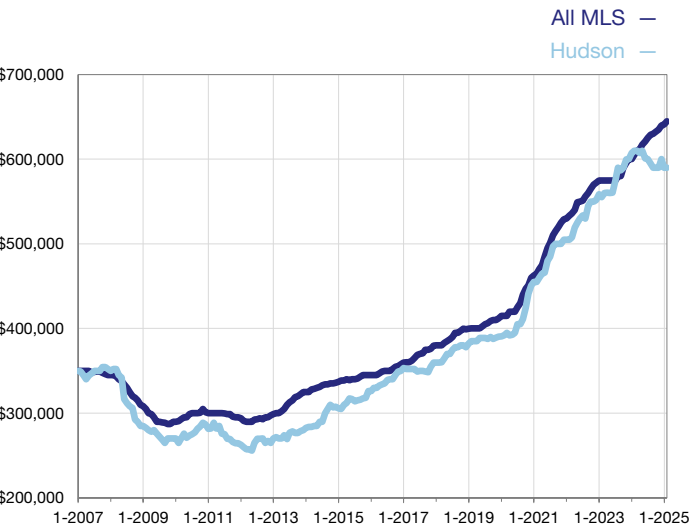
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	7	9	+ 28.6%	14	19	+ 35.7%
Closed Sales	6	6	0.0%	11	17	+ 54.5%
Median Sales Price*	\$642,500	\$575,000	- 10.5%	\$640,000	\$580,000	- 9.4%
Inventory of Homes for Sale	13	8	- 38.5%	--	--	--
Months Supply of Inventory	1.4	0.6	- 57.1%	--	--	--
Cumulative Days on Market Until Sale	63	61	- 3.2%	53	55	+ 3.8%
Percent of Original List Price Received*	93.9%	102.8%	+ 9.5%	96.5%	99.6%	+ 3.2%
New Listings	8	4	- 50.0%	13	15	+ 15.4%

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

Condominium Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	3	8	+ 166.7%	6	10	+ 66.7%
Closed Sales	1	4	+ 300.0%	6	8	+ 33.3%
Median Sales Price*	\$876,131	\$612,839	- 30.1%	\$848,994	\$969,375	+ 14.2%
Inventory of Homes for Sale	16	2	- 87.5%	--	--	--
Months Supply of Inventory	2.3	0.3	- 87.0%	--	--	--
Cumulative Days on Market Until Sale	49	44	- 10.2%	81	36	- 55.6%
Percent of Original List Price Received*	105.3%	105.7%	+ 0.4%	108.4%	113.8%	+ 5.0%
New Listings	5	6	+ 20.0%	12	8	- 33.3%

\* 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

