

# Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Hudson

### Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	8	5	- 37.5%	153	151	- 1.3%
Closed Sales	13	12	- 7.7%	143	155	+ 8.4%
Median Sales Price*	\$545,000	<b>\$668,500</b>	+ 22.7%	\$600,000	<b>\$650,000</b>	+ 8.3%
Inventory of Homes for Sale	17	14	- 17.6%	--	--	--
Months Supply of Inventory	1.3	1.1	- 15.4%	--	--	--
Cumulative Days on Market Until Sale	30	66	+ 120.0%	32	39	+ 21.9%
Percent of Original List Price Received*	101.0%	95.9%	- 5.0%	100.9%	100.2%	- 0.7%
New Listings	8	6	- 25.0%	177	166	- 6.2%

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

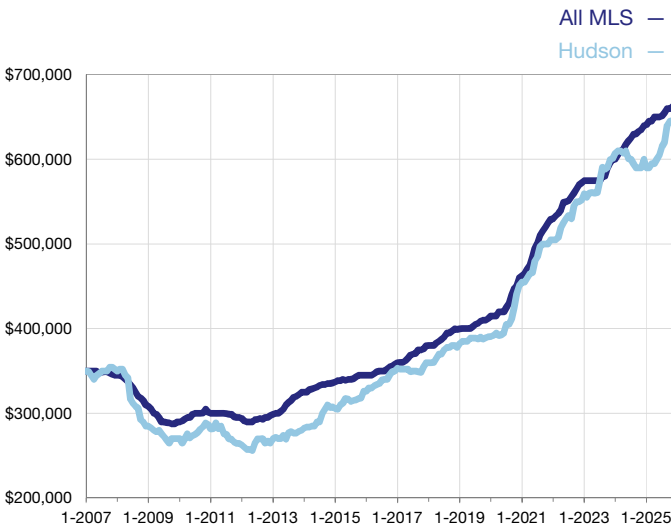
### Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	2	10	+ 400.0%	74	68	- 8.1%
Closed Sales	5	3	- 40.0%	89	71	- 20.2%
Median Sales Price*	\$449,900	<b>\$365,000</b>	- 18.9%	\$579,900	<b>\$415,000</b>	- 28.4%
Inventory of Homes for Sale	10	9	- 10.0%	--	--	--
Months Supply of Inventory	1.6	1.6	0.0%	--	--	--
Cumulative Days on Market Until Sale	43	45	+ 4.7%	55	35	- 36.4%
Percent of Original List Price Received*	98.1%	97.9%	- 0.2%	105.8%	103.7%	- 2.0%
New Listings	3	6	+ 100.0%	89	83	- 6.7%

\* 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

