

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hudson

Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	9	9	0.0%	18	12	- 33.3%
Closed Sales	6	5	- 16.7%	17	9	- 47.1%
Median Sales Price*	\$575,000	\$650,000	+ 13.0%	\$580,000	\$685,000	+ 18.1%
Inventory of Homes for Sale	13	11	- 15.4%	--	--	--
Months Supply of Inventory	1.0	0.9	- 10.0%	--	--	--
Cumulative Days on Market Until Sale	61	42	- 31.1%	55	31	- 43.6%
Percent of Original List Price Received*	102.8%	99.8%	- 2.9%	99.6%	100.6%	+ 1.0%
New Listings	4	6	+ 50.0%	16	11	- 31.3%

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

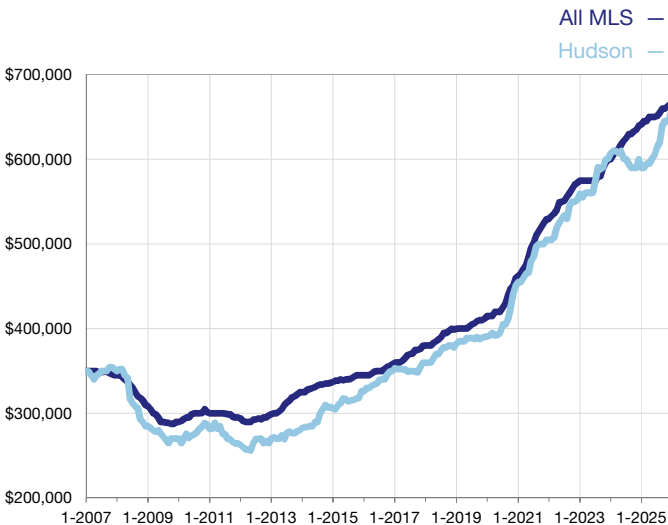
Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	7	7	0.0%	9	9	0.0%
Closed Sales	4	5	+ 25.0%	8	7	- 12.5%
Median Sales Price*	\$612,839	\$379,000	- 38.2%	\$969,375	\$459,900	- 52.6%
Inventory of Homes for Sale	8	9	+ 12.5%	--	--	--
Months Supply of Inventory	1.2	1.6	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	44	66	+ 50.0%	36	55	+ 52.8%
Percent of Original List Price Received*	105.7%	96.4%	- 8.8%	113.8%	97.3%	- 14.5%
New Listings	6	5	- 16.7%	8	8	0.0%

* 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

