

Local Market Update – March 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hudson

Single-Family Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	9	11	+ 22.2%	27	22	- 18.5%
Closed Sales	4	7	+ 75.0%	21	16	- 23.8%
Median Sales Price*	\$722,500	\$665,000	- 8.0%	\$600,000	\$675,000	+ 12.5%
Inventory of Homes for Sale	24	7	- 70.8%	--	--	--
Months Supply of Inventory	1.9	0.6	- 68.4%	--	--	--
Cumulative Days on Market Until Sale	57	99	+ 73.7%	56	61	+ 8.9%
Percent of Original List Price Received*	101.8%	97.5%	- 4.2%	100.0%	99.3%	- 0.7%
New Listings	20	7	- 65.0%	36	18	- 50.0%

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

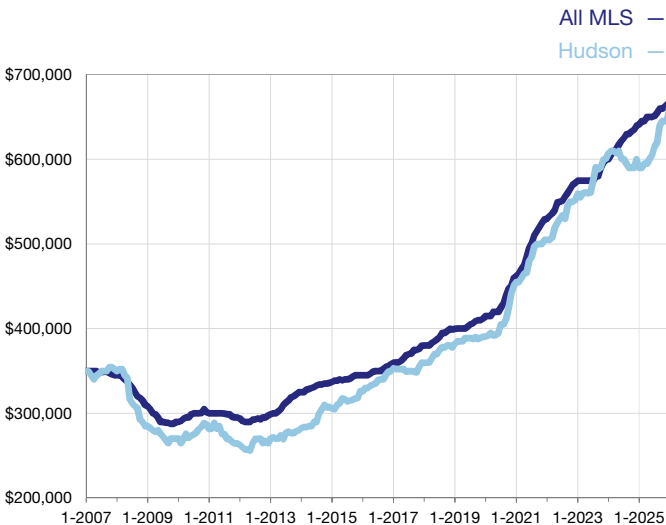
Condominium Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	5	10	+ 100.0%	14	17	+ 21.4%
Closed Sales	7	4	- 42.9%	15	11	- 26.7%
Median Sales Price*	\$425,500	\$529,900	+ 24.5%	\$749,900	\$459,900	- 38.7%
Inventory of Homes for Sale	13	12	- 7.7%	--	--	--
Months Supply of Inventory	2.1	2.1	0.0%	--	--	--
Cumulative Days on Market Until Sale	46	47	+ 2.2%	40	52	+ 30.0%
Percent of Original List Price Received*	103.9%	100.7%	- 3.1%	109.2%	98.5%	- 9.8%
New Listings	10	13	+ 30.0%	18	20	+ 11.1%

* 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

