

Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hudson

Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	16	10	- 37.5%	43	29	- 32.6%
Closed Sales	11	10	- 9.1%	32	26	- 18.8%
Median Sales Price*	\$645,000	\$604,000	- 6.4%	\$615,000	\$663,750	+ 7.9%
Inventory of Homes for Sale	24	16	- 33.3%	--	--	--
Months Supply of Inventory	1.8	1.4	- 22.2%	--	--	--
Cumulative Days on Market Until Sale	18	42	+ 133.3%	43	54	+ 25.6%
Percent of Original List Price Received*	104.2%	101.5%	- 2.6%	101.5%	100.1%	- 1.4%
New Listings	16	17	+ 6.3%	52	34	- 34.6%

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

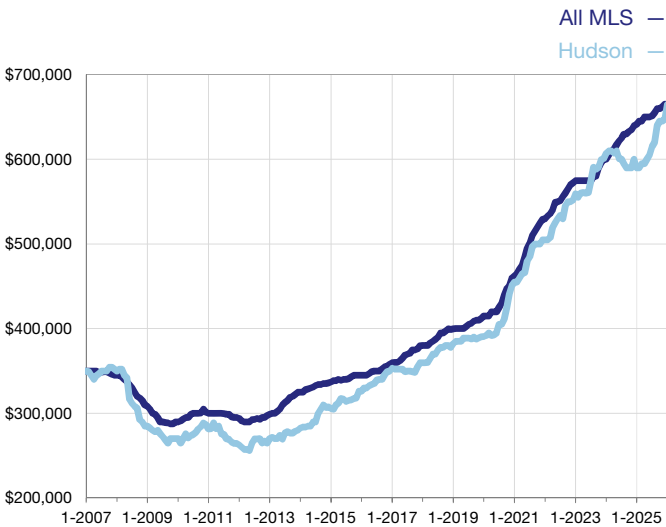
Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	10	12	+ 20.0%	24	28	+ 16.7%
Closed Sales	13	7	- 46.2%	28	18	- 35.7%
Median Sales Price*	\$375,000	\$401,000	+ 6.9%	\$402,750	\$434,950	+ 8.0%
Inventory of Homes for Sale	9	14	+ 55.6%	--	--	--
Months Supply of Inventory	1.5	2.4	+ 60.0%	--	--	--
Cumulative Days on Market Until Sale	50	26	- 48.0%	45	42	- 6.7%
Percent of Original List Price Received*	105.6%	103.6%	- 1.9%	107.5%	100.5%	- 6.5%
New Listings	6	14	+ 133.3%	24	35	+ 45.8%

* 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

