Local Market Update – July 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Hudson

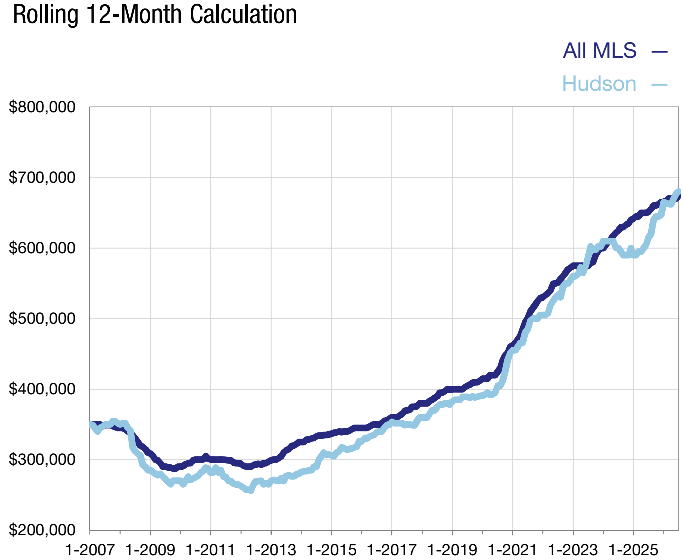
Single-Family Properties	July			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	14	**11**	- 21.4%	99	**80**	- 19.2%
Closed Sales	21	**26**	+ 23.8%	93	**80**	- 14.0%
Median Sales Price*	$730,000	**$722,450**	- 1.0%	$645,000	**$700,000**	+ 8.5%
Inventory of Homes for Sale	27	**29**	+ 7.4%	--	--	--
Months Supply of Inventory	2.0	**2.7**	+ 35.0%	--	--	--
Cumulative Days on Market Until Sale	39	**38**	- 2.6%	38	**52**	+ 36.8%
Percent of Original List Price Received*	101.7%	**103.4%**	+ 1.7%	101.4%	**102.1%**	+ 0.7%
New Listings	14	**24**	+ 71.4%	114	**104**	- 8.8%

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

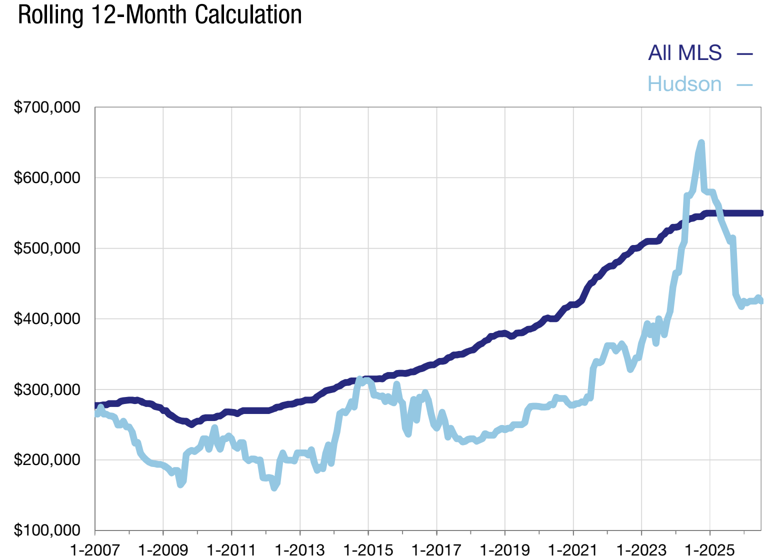
Condominium Properties	July			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	4	**4**	0.0%	37	**42**	+ 13.5%
Closed Sales	5	**8**	+ 60.0%	45	**47**	+ 4.4%
Median Sales Price*	$510,000	**$461,500**	- 9.5%	$470,000	**$459,900**	- 2.1%
Inventory of Homes for Sale	9	**14**	+ 55.6%	--	--	--
Months Supply of Inventory	1.7	**2.3**	+ 35.3%	--	--	--
Cumulative Days on Market Until Sale	42	**35**	- 16.7%	38	**35**	- 7.9%
Percent of Original List Price Received*	97.1%	**97.8%**	+ 0.7%	105.9%	**99.5%**	- 6.0%
New Listings	7	**6**	- 14.3%	44	**56**	+ 27.3%

* 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



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