

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hudson

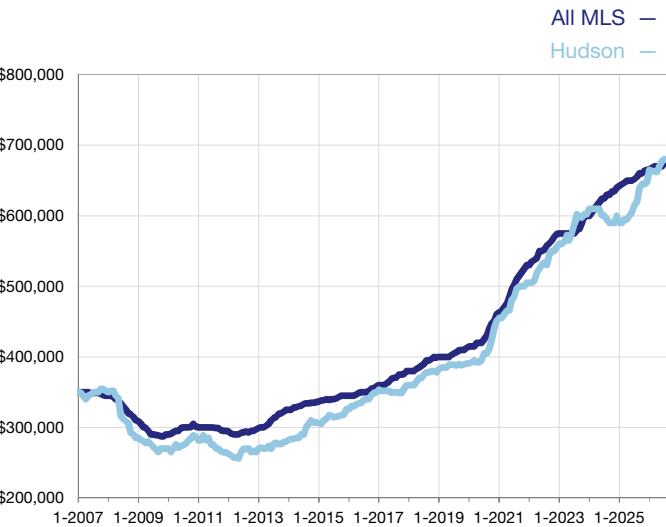
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	11	17	+ 54.5%	110	92	- 16.4%
Closed Sales	12	6	- 50.0%	105	87	- 17.1%
Median Sales Price*	\$612,500	\$672,500	+ 9.8%	\$640,000	\$690,000	+ 7.8%
Inventory of Homes for Sale	25	29	+ 16.0%	--	--	--
Months Supply of Inventory	1.8	2.6	+ 44.4%	--	--	--
Cumulative Days on Market Until Sale	26	31	+ 19.2%	36	50	+ 38.9%
Percent of Original List Price Received*	101.4%	100.1%	- 1.3%	101.4%	102.1%	+ 0.7%
New Listings	11	15	+ 36.4%	125	118	- 5.6%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	4	4	0.0%	41	46	+ 12.2%
Closed Sales	5	3	- 40.0%	50	50	0.0%
Median Sales Price*	\$402,000	\$549,900	+ 36.8%	\$429,250	\$459,900	+ 7.1%
Inventory of Homes for Sale	10	14	+ 40.0%	--	--	--
Months Supply of Inventory	2.0	2.3	+ 15.0%	--	--	--
Cumulative Days on Market Until Sale	12	54	+ 350.0%	35	36	+ 2.9%
Percent of Original List Price Received*	106.0%	99.1%	- 6.5%	105.9%	99.5%	- 6.0%
New Listings	5	4	- 20.0%	49	61	+ 24.5%

* 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

