

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hudson

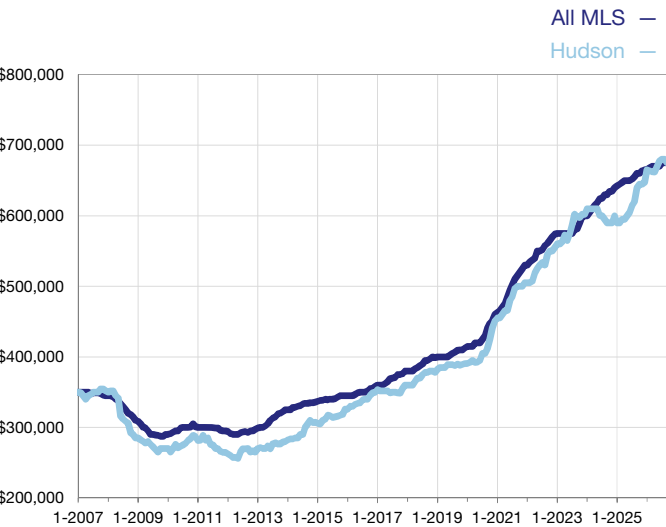
Single-Family Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	8	11	+ 37.5%	118	102	- 13.6%
Closed Sales	11	12	+ 9.1%	116	100	- 13.8%
Median Sales Price*	\$695,000	\$599,950	- 13.7%	\$642,500	\$680,000	+ 5.8%
Inventory of Homes for Sale	33	39	+ 18.2%	--	--	--
Months Supply of Inventory	2.5	3.5	+ 40.0%	--	--	--
Cumulative Days on Market Until Sale	37	29	- 21.6%	36	47	+ 30.6%
Percent of Original List Price Received*	100.3%	99.4%	- 0.9%	101.3%	101.7%	+ 0.4%
New Listings	16	21	+ 31.3%	141	139	- 1.4%

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

Condominium Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	8	5	- 37.5%	49	51	+ 4.1%
Closed Sales	3	2	- 33.3%	53	52	- 1.9%
Median Sales Price*	\$560,000	\$559,275	- 0.1%	\$470,000	\$459,900	- 2.1%
Inventory of Homes for Sale	12	10	- 16.7%	--	--	--
Months Supply of Inventory	2.3	1.7	- 26.1%	--	--	--
Cumulative Days on Market Until Sale	28	44	+ 57.1%	35	37	+ 5.7%
Percent of Original List Price Received*	101.4%	98.9%	- 2.5%	105.6%	99.4%	- 5.9%
New Listings	10	5	- 50.0%	59	66	+ 11.9%

* 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

