Local Market Update – October 2026

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

Hudson

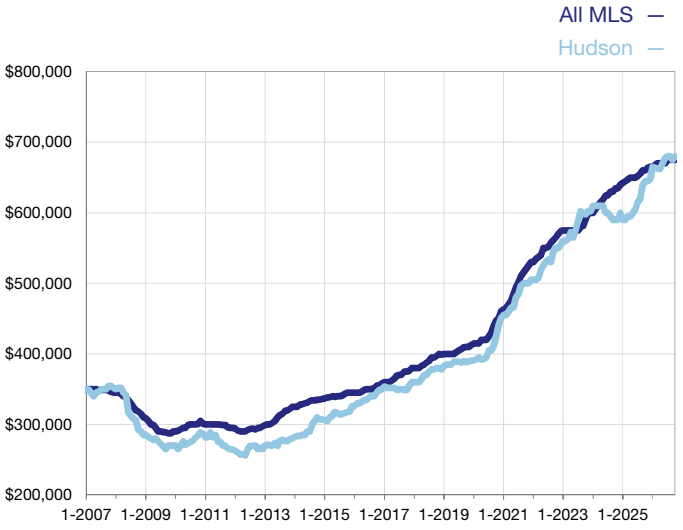
Single-Family Properties	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	15	**10**	- 33.3%	133	**111**	- 16.5%
Closed Sales	17	**12**	- 29.4%	133	**112**	- 15.8%
Median Sales Price*	$675,000	**$730,000**	+ 8.1%	$645,000	**$682,500**	+ 5.8%
Inventory of Homes for Sale	31	**41**	+ 32.3%	--	--	--
Months Supply of Inventory	2.4	**3.8**	+ 58.3%	--	--	--
Cumulative Days on Market Until Sale	44	**34**	- 22.7%	37	**46**	+ 24.3%
Percent of Original List Price Received*	97.0%	**100.8%**	+ 3.9%	100.7%	**101.6%**	+ 0.9%
New Listings	14	**14**	0.0%	155	**153**	- 1.3%

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

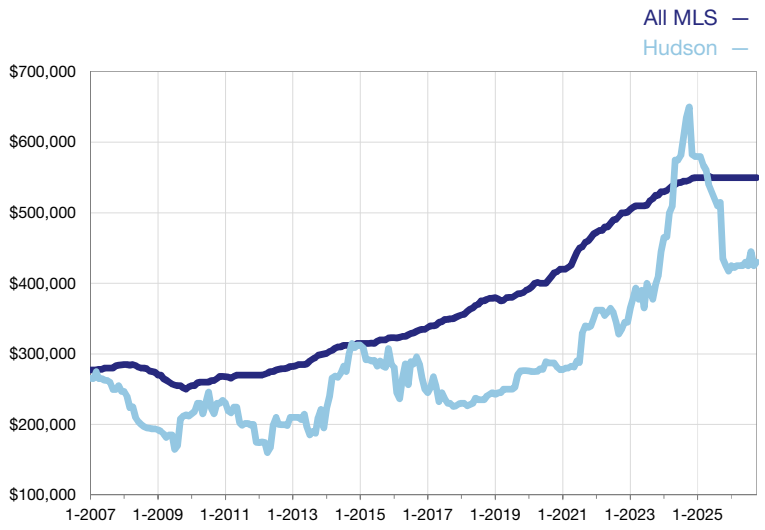
Condominium Properties	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	7	**5**	- 28.6%	56	**56**	0.0%
Closed Sales	8	**6**	- 25.0%	61	**58**	- 4.9%
Median Sales Price*	$380,000	**$502,500**	+ 32.2%	$433,000	**$459,900**	+ 6.2%
Inventory of Homes for Sale	10	**9**	- 10.0%	--	--	--
Months Supply of Inventory	1.8	**1.6**	- 11.1%	--	--	--
Cumulative Days on Market Until Sale	33	**60**	+ 81.8%	35	**39**	+ 11.4%
Percent of Original List Price Received*	97.1%	**99.7%**	+ 2.7%	104.5%	**99.5%**	- 4.8%
New Listings	7	**4**	- 42.9%	66	**70**	+ 6.1%

* 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



MASSACHUSETTS ASSOCIATION OF REALTORS®

All data from the Berkshire County MLS, Cape Cod & Islands Association of REALTORS®, Inc. and MLS Property Information Network, Inc. | Provided by MAR. | Copyright ShowingTime Plus, LLC.