Local Market Update – October 2017

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hyde Park / Roslindale

Single-Family Properties

Key Metrics	October 2016	October 2017	October + / –	Year to Date 2016	Year to Date 2017	Year to Date + / –
Pending Sales	10	13	+ 30.0%	177	144	- 18.6%
Closed Sales	16	13	- 18.8%	163	140	- 14.1%
Median Sales Price*	$470,000	$600,000	+ 27.7%	$446,000	$485,500	+ 8.9%
Inventory of Homes for Sale	27	20	- 25.9%	--	--	--
Months Supply of Inventory	1.6	1.3	- 18.8%	--	--	--
Cumulative Days on Market Until Sale	47	27	- 42.6%	47	29	- 38.3%
Percent of Original List Price Received*	101.0%	99.4%	- 1.6%	100.6%	102.0%	+ 1.4%
New Listings	16	15	- 6.3%	204	173	- 15.2%

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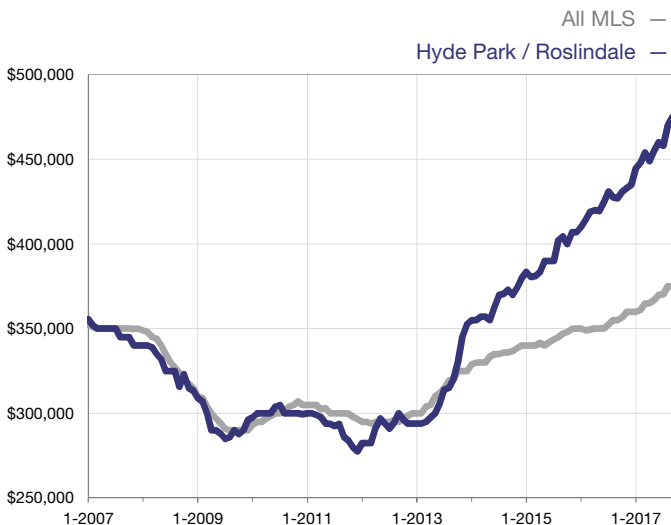
Condominium Properties

Key Metrics	October 2016	October 2017	October + / –	Year to Date 2016	Year to Date 2017	Year to Date + / –
Pending Sales	22	23	+ 4.5%	200	161	- 19.5%
Closed Sales	11	12	+ 9.1%	181	137	- 24.3%
Median Sales Price*	$265,000	$484,500	+ 82.8%	$380,000	$407,000	+ 7.1%
Inventory of Homes for Sale	27	28	+ 3.7%	--	--	--
Months Supply of Inventory	1.5	1.9	+ 26.7%	--	--	--
Cumulative Days on Market Until Sale	36	30	- 16.7%	50	37	- 26.0%
Percent of Original List Price Received*	98.0%	101.7%	+ 3.8%	100.6%	102.9%	+ 2.3%
New Listings	24	31	+ 29.2%	234	189	- 19.2%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.
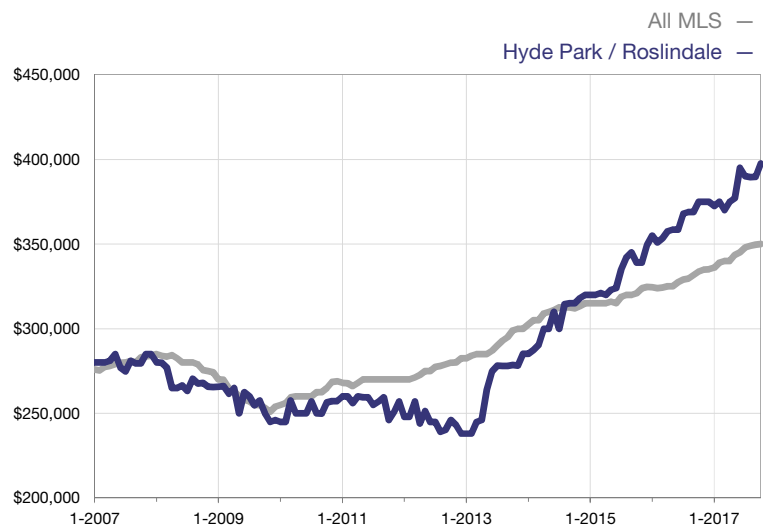
Median Sales Price – Single-Family Properties
Rolling 12-Month Calculation

All MLS —
Hyde Park / Roslindale —

Median Sales Price – Condominium Properties
Rolling 12-Month Calculation

All MLS —
Hyde Park / Roslindale —

All data from the Berkshire County MLS, Cape Cod & Islands Association of REALTORS®, Inc. and MLS Property Information Network, Inc. | Provided by MAR. | Powered by ShowingTime 10K.