

Local Market Update – September 2018

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hyde Park

Single-Family Properties

Key Metrics	September			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	6	8	+ 33.3%	54	63	+ 16.7%
Closed Sales	8	9	+ 12.5%	52	57	+ 9.6%
Median Sales Price*	\$411,000	\$423,000	+ 2.9%	\$393,500	\$450,000	+ 14.4%
Inventory of Homes for Sale	9	7	- 22.2%	--	--	--
Months Supply of Inventory	1.4	1.1	- 21.4%	--	--	--
Cumulative Days on Market Until Sale	80	30	- 62.5%	36	37	+ 2.8%
Percent of Original List Price Received*	98.4%	98.3%	- 0.1%	101.5%	101.6%	+ 0.1%
New Listings	8	11	+ 37.5%	62	71	+ 14.5%

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

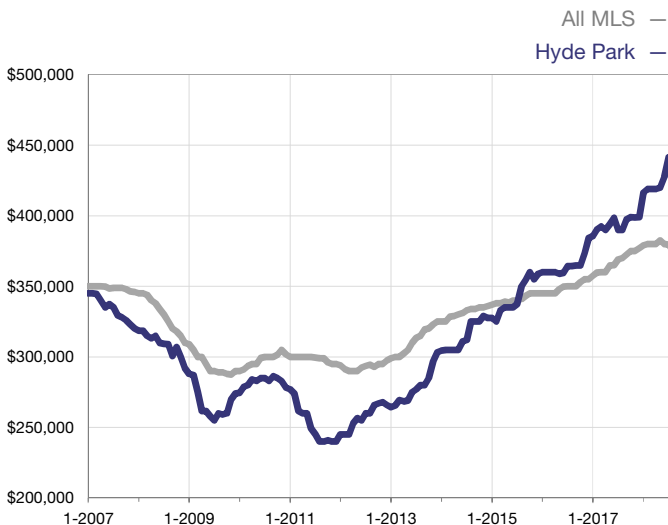
Condominium Properties

Key Metrics	September			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	3	4	+ 33.3%	28	28	0.0%
Closed Sales	1	0	- 100.0%	27	29	+ 7.4%
Median Sales Price*	\$322,500	\$0	- 100.0%	\$260,000	\$338,000	+ 30.0%
Inventory of Homes for Sale	9	7	- 22.2%	--	--	--
Months Supply of Inventory	2.6	2.1	- 19.2%	--	--	--
Cumulative Days on Market Until Sale	32	0	- 100.0%	49	49	0.0%
Percent of Original List Price Received*	99.3%	0.0%	- 100.0%	98.2%	98.4%	+ 0.2%
New Listings	6	5	- 16.7%	34	28	- 17.6%

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

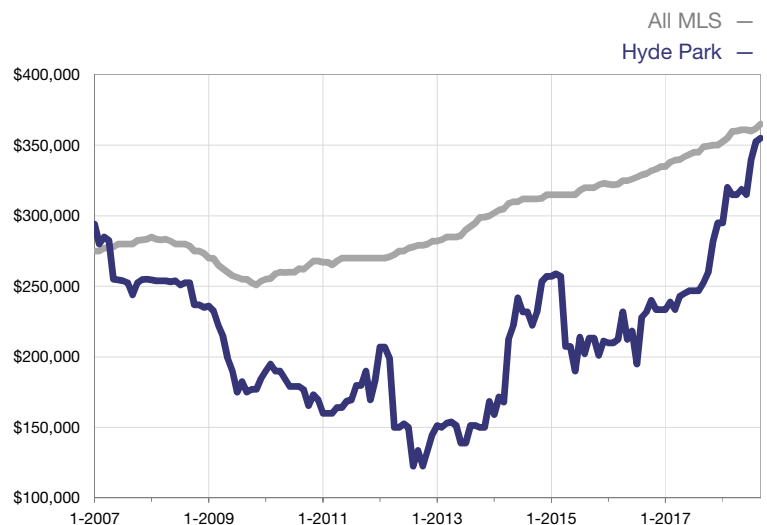
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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