

Local Market Update – November 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hyde Park

Single-Family Properties

Key Metrics	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	8	3	- 62.5%	77	47	- 39.0%
Closed Sales	7	7	0.0%	70	45	- 35.7%
Median Sales Price*	\$430,105	\$630,000	+ 46.5%	\$454,500	\$559,000	+ 23.0%
Inventory of Homes for Sale	6	3	- 50.0%	--	--	--
Months Supply of Inventory	0.9	0.7	- 22.2%	--	--	--
Cumulative Days on Market Until Sale	42	36	- 14.3%	33	36	+ 9.1%
Percent of Original List Price Received*	97.5%	99.7%	+ 2.3%	99.5%	100.9%	+ 1.4%
New Listings	3	5	+ 66.7%	86	58	- 32.6%

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

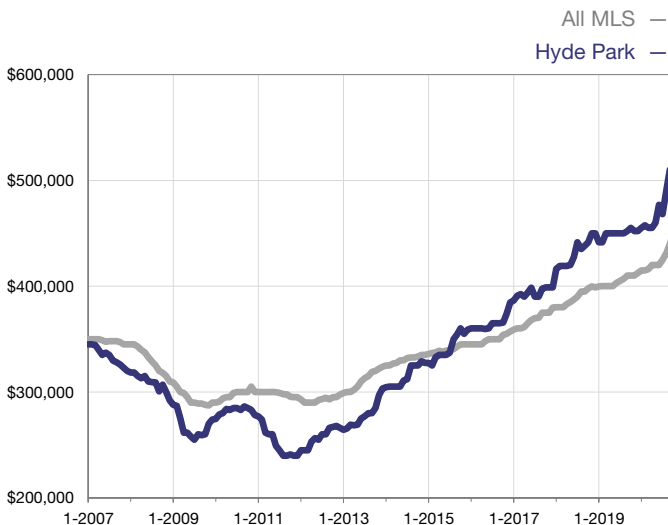
Condominium Properties

Key Metrics	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	2	5	+ 150.0%	45	39	- 13.3%
Closed Sales	5	2	- 60.0%	43	34	- 20.9%
Median Sales Price*	\$307,000	\$372,450	+ 21.3%	\$365,000	\$402,000	+ 10.1%
Inventory of Homes for Sale	10	7	- 30.0%	--	--	--
Months Supply of Inventory	2.4	2.2	- 8.3%	--	--	--
Cumulative Days on Market Until Sale	55	25	- 54.5%	39	66	+ 69.2%
Percent of Original List Price Received*	97.3%	95.4%	- 2.0%	99.3%	97.2%	- 2.1%
New Listings	3	4	+ 33.3%	57	48	- 15.8%

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

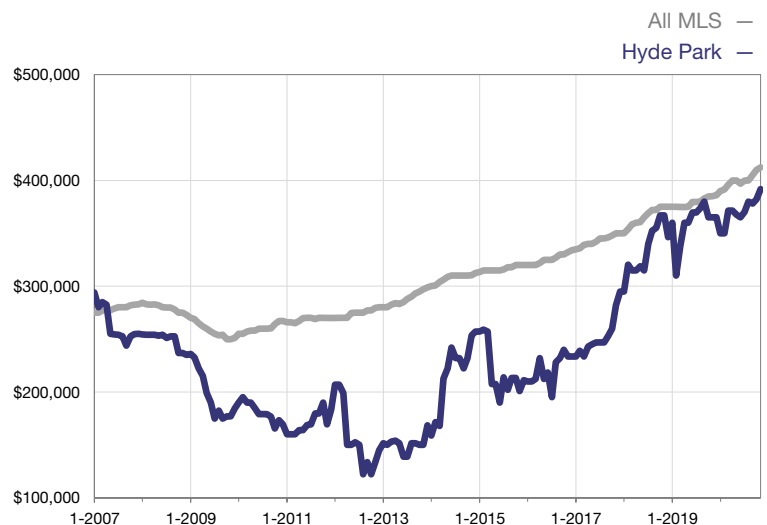
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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