

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hubbardston

Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	4	0	- 100.0%	62	39	- 37.1%
Closed Sales	9	4	- 55.6%	64	42	- 34.4%
Median Sales Price*	\$270,000	\$402,000	+ 48.9%	\$402,000	\$415,000	+ 3.2%
Inventory of Homes for Sale	8	4	- 50.0%	--	--	--
Months Supply of Inventory	1.5	1.0	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	26	30	+ 15.4%	33	28	- 15.2%
Percent of Original List Price Received*	98.2%	97.1%	- 1.1%	100.3%	101.4%	+ 1.1%
New Listings	0	2	--	67	55	- 17.9%

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

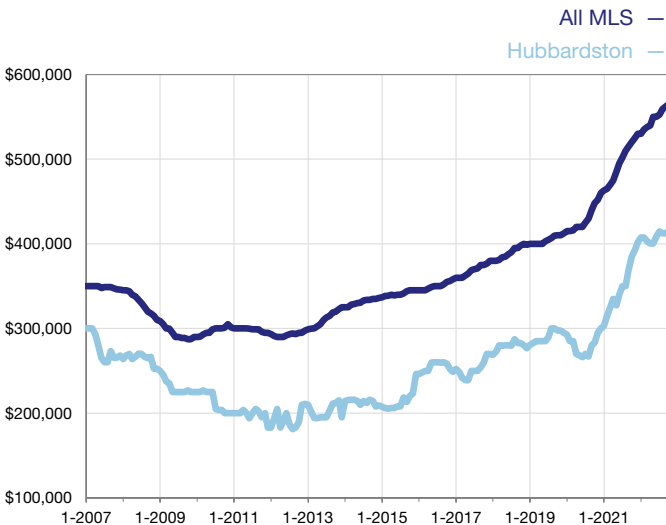
Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	0	0	--	5	7	+ 40.0%
Closed Sales	1	0	- 100.0%	5	6	+ 20.0%
Median Sales Price*	\$195,000	\$0	- 100.0%	\$200,000	\$285,000	+ 42.5%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	0.9	--	--	--	--
Cumulative Days on Market Until Sale	58	0	- 100.0%	29	18	- 37.9%
Percent of Original List Price Received*	102.7%	0.0%	- 100.0%	103.1%	99.8%	- 3.2%
New Listings	0	0	--	5	9	+ 80.0%

* 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

