

# Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Hyde Park

### Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	4	4	0.0%	75	70	- 6.7%
Closed Sales	11	3	- 72.7%	77	65	- 15.6%
Median Sales Price*	\$585,000	<b>\$680,000</b>	+ 16.2%	\$590,000	<b>\$605,000</b>	+ 2.5%
Inventory of Homes for Sale	6	9	+ 50.0%	--	--	--
Months Supply of Inventory	1.0	1.5	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	26	73	+ 180.8%	23	31	+ 34.8%
Percent of Original List Price Received*	102.9%	91.8%	- 10.8%	105.1%	102.4%	- 2.6%
New Listings	0	4	--	84	91	+ 8.3%

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

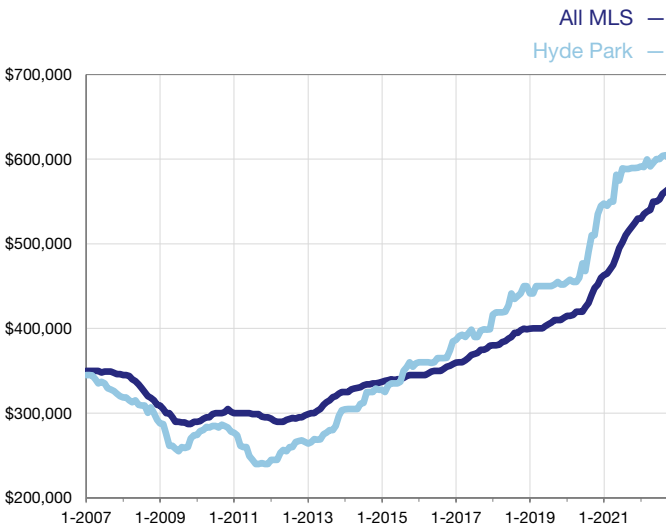
### Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	4	1	- 75.0%	53	30	- 43.4%
Closed Sales	5	3	- 40.0%	52	35	- 32.7%
Median Sales Price*	\$445,000	<b>\$320,000</b>	- 28.1%	\$424,500	<b>\$429,000</b>	+ 1.1%
Inventory of Homes for Sale	5	2	- 60.0%	--	--	--
Months Supply of Inventory	1.1	0.7	- 36.4%	--	--	--
Cumulative Days on Market Until Sale	67	25	- 62.7%	55	35	- 36.4%
Percent of Original List Price Received*	94.0%	97.1%	+ 3.3%	97.3%	101.8%	+ 4.6%
New Listings	1	0	- 100.0%	49	35	- 28.6%

\* 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

