

# Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Hyde Park

### Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	6	+ 50.0%	4	6	+ 50.0%
Closed Sales	5	2	- 60.0%	5	2	- 60.0%
Median Sales Price*	\$606,000	<b>\$667,500</b>	+ 10.1%	\$606,000	<b>\$667,500</b>	+ 10.1%
Inventory of Homes for Sale	5	8	+ 60.0%	--	--	--
Months Supply of Inventory	0.8	1.3	+ 62.5%	--	--	--
Cumulative Days on Market Until Sale	83	37	- 55.4%	83	37	- 55.4%
Percent of Original List Price Received*	99.6%	90.3%	- 9.3%	99.6%	90.3%	- 9.3%
New Listings	4	6	+ 50.0%	4	6	+ 50.0%

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

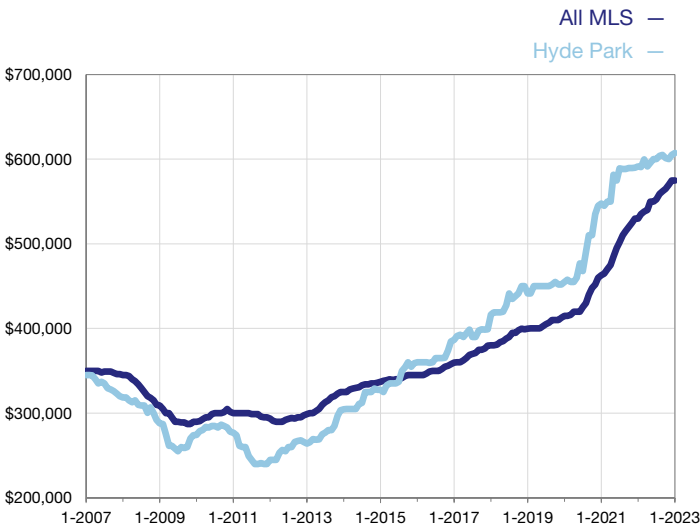
### Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	2	+ 100.0%	1	2	+ 100.0%
Closed Sales	5	0	- 100.0%	5	0	- 100.0%
Median Sales Price*	\$439,000	<b>\$0</b>	- 100.0%	\$439,000	<b>\$0</b>	- 100.0%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	0.7	0.6	- 14.3%	--	--	--
Cumulative Days on Market Until Sale	78	0	- 100.0%	78	0	- 100.0%
Percent of Original List Price Received*	97.6%	0.0%	- 100.0%	97.6%	0.0%	- 100.0%
New Listings	0	3	--	0	3	--

\* 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

