

Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hyde Park

Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	10	8	- 20.0%	49	56	+ 14.3%
Closed Sales	9	5	- 44.4%	39	42	+ 7.7%
Median Sales Price*	\$473,000	\$508,000	+ 7.4%	\$460,000	\$454,500	- 1.2%
Inventory of Homes for Sale	10	8	- 20.0%	--	--	--
Months Supply of Inventory	1.7	1.1	- 35.3%	--	--	--
Cumulative Days on Market Until Sale	41	22	- 46.3%	41	31	- 24.4%
Percent of Original List Price Received*	103.0%	101.1%	- 1.8%	102.0%	100.0%	- 2.0%
New Listings	6	6	0.0%	55	60	+ 9.1%

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

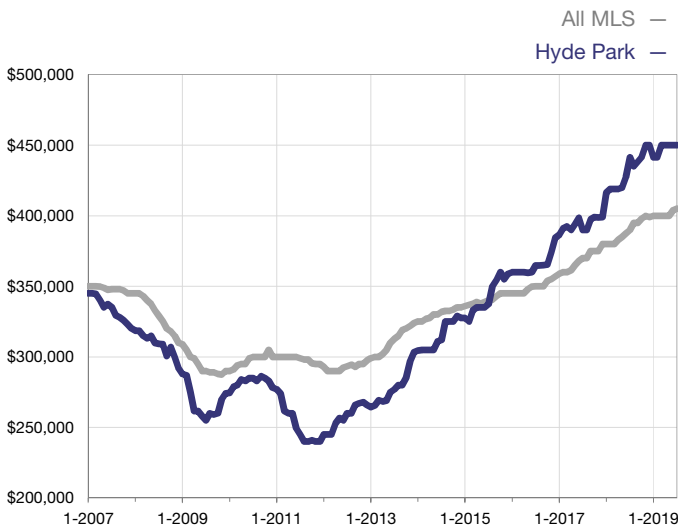
Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	2	14	+ 600.0%	22	31	+ 40.9%
Closed Sales	4	3	- 25.0%	24	19	- 20.8%
Median Sales Price*	\$300,000	\$485,000	+ 61.7%	\$315,000	\$425,000	+ 34.9%
Inventory of Homes for Sale	6	10	+ 66.7%	--	--	--
Months Supply of Inventory	1.9	2.8	+ 47.4%	--	--	--
Cumulative Days on Market Until Sale	17	30	+ 76.5%	48	40	- 16.7%
Percent of Original List Price Received*	96.3%	96.6%	+ 0.3%	97.6%	98.7%	+ 1.1%
New Listings	2	16	+ 700.0%	20	42	+ 110.0%

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

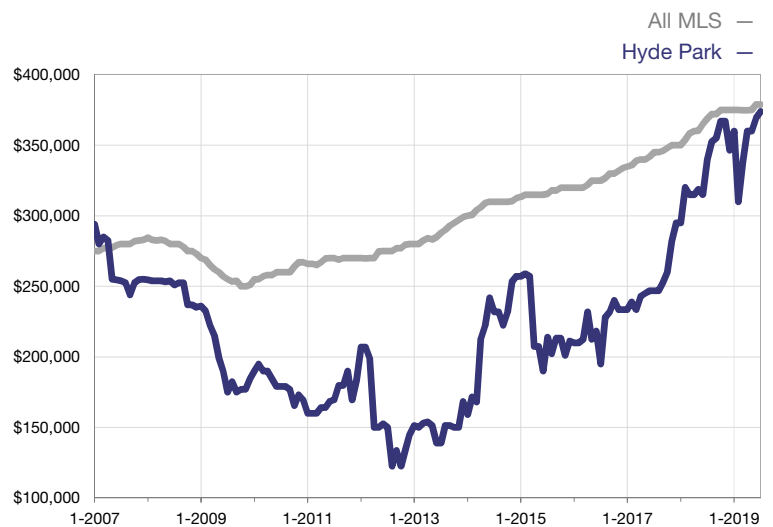
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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