

# Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Hubbardston

### Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	8	--	10	20	+ 100.0%
Closed Sales	2	5	+ 150.0%	12	16	+ 33.3%
Median Sales Price*	\$246,000	<b>\$420,000</b>	+ 70.7%	\$239,500	<b>\$401,000</b>	+ 67.4%
Inventory of Homes for Sale	20	8	- 60.0%	--	--	--
Months Supply of Inventory	5.9	1.7	- 71.2%	--	--	--
Cumulative Days on Market Until Sale	125	79	- 36.8%	78	38	- 51.3%
Percent of Original List Price Received*	88.6%	<b>101.6%</b>	+ 14.7%	94.5%	<b>102.6%</b>	+ 8.6%
New Listings	2	10	+ 400.0%	13	21	+ 61.5%

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

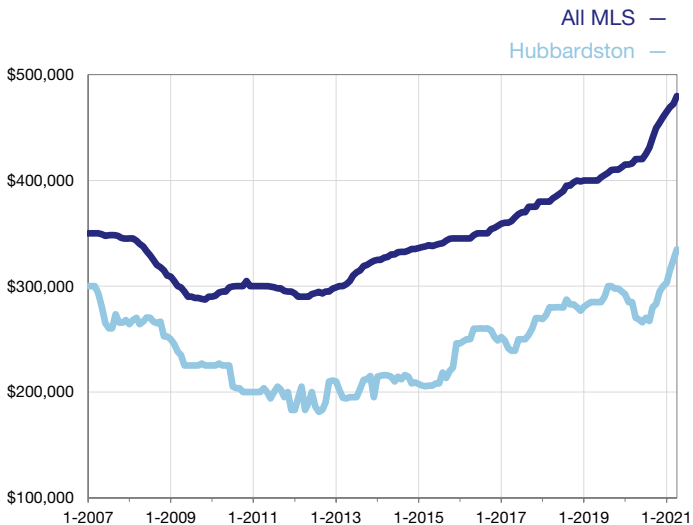
### Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	0	--	1	0	- 100.0%
Closed Sales	0	0	--	1	0	- 100.0%
Median Sales Price*	\$0	<b>\$0</b>	--	\$155,000	<b>\$0</b>	- 100.0%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	1.6	0.8	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	15	0	- 100.0%
Percent of Original List Price Received*	0.0%	<b>0.0%</b>	--	100.0%	<b>0.0%</b>	- 100.0%
New Listings	0	1	--	2	1	- 50.0%

\* 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

