

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hyde Park

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	6	8	+ 33.3%	14	20	+ 42.9%
Closed Sales	2	4	+ 100.0%	10	16	+ 60.0%
Median Sales Price*	\$625,000	\$637,500	+ 2.0%	\$580,500	\$581,500	+ 0.2%
Inventory of Homes for Sale	3	4	+ 33.3%	--	--	--
Months Supply of Inventory	0.5	0.9	+ 80.0%	--	--	--
Cumulative Days on Market Until Sale	56	18	- 67.9%	68	25	- 63.2%
Percent of Original List Price Received*	94.7%	107.0%	+ 13.0%	95.9%	102.9%	+ 7.3%
New Listings	4	11	+ 175.0%	16	22	+ 37.5%

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

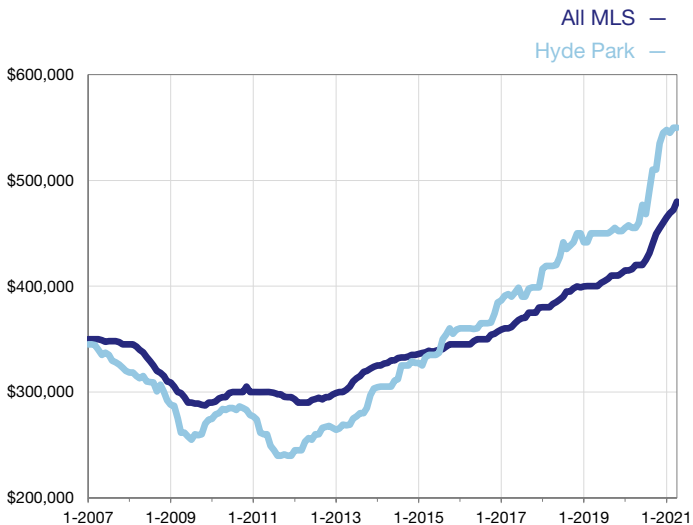
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	2	4	+ 100.0%	10	24	+ 140.0%
Closed Sales	1	9	+ 800.0%	10	21	+ 110.0%
Median Sales Price*	\$441,000	\$515,000	+ 16.8%	\$366,000	\$420,000	+ 14.8%
Inventory of Homes for Sale	8	5	- 37.5%	--	--	--
Months Supply of Inventory	2.0	1.2	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	19	73	+ 284.2%	54	55	+ 1.9%
Percent of Original List Price Received*	100.5%	96.7%	- 3.8%	97.5%	96.9%	- 0.6%
New Listings	2	6	+ 200.0%	16	17	+ 6.3%

* 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

