

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hyde Park

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	2	9	+ 350.0%	16	29	+ 81.3%
Closed Sales	8	7	- 12.5%	18	23	+ 27.8%
Median Sales Price*	\$527,000	\$599,900	+ 13.8%	\$531,200	\$590,000	+ 11.1%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	0.5	0.2	- 60.0%	--	--	--
Cumulative Days on Market Until Sale	19	13	- 31.6%	46	21	- 54.3%
Percent of Original List Price Received*	101.0%	107.2%	+ 6.1%	98.1%	104.2%	+ 6.2%
New Listings	2	7	+ 250.0%	18	29	+ 61.1%

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

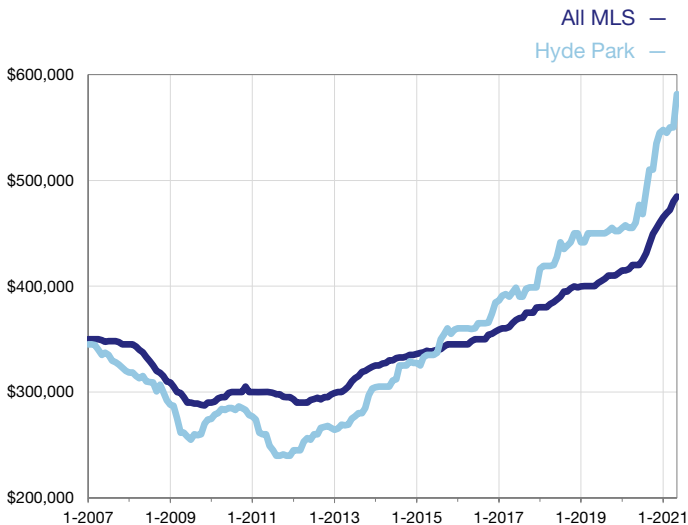
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1	3	+ 200.0%	11	27	+ 145.5%
Closed Sales	3	1	- 66.7%	13	23	+ 76.9%
Median Sales Price*	\$370,200	\$549,000	+ 48.3%	\$370,200	\$449,000	+ 21.3%
Inventory of Homes for Sale	10	8	- 20.0%	--	--	--
Months Supply of Inventory	2.5	2.0	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	129	160	+ 24.0%	71	62	- 12.7%
Percent of Original List Price Received*	91.1%	100.0%	+ 9.8%	96.0%	97.2%	+ 1.3%
New Listings	3	6	+ 100.0%	19	23	+ 21.1%

* 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

