

# Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Hubbardston

### Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	9	4	- 55.6%	58	40	- 31.0%
Closed Sales	5	5	0.0%	55	38	- 30.9%
Median Sales Price*	\$425,000	<b>\$299,900</b>	- 29.4%	\$410,000	<b>\$415,000</b>	+ 1.2%
Inventory of Homes for Sale	14	1	- 92.9%	--	--	--
Months Supply of Inventory	2.5	<b>0.3</b>	- 88.0%	--	--	--
Cumulative Days on Market Until Sale	38	<b>22</b>	- 42.1%	34	<b>28</b>	- 17.6%
Percent of Original List Price Received*	91.7%	<b>95.2%</b>	+ 3.8%	100.6%	<b>101.9%</b>	+ 1.3%
New Listings	8	1	- 87.5%	67	53	- 20.9%

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

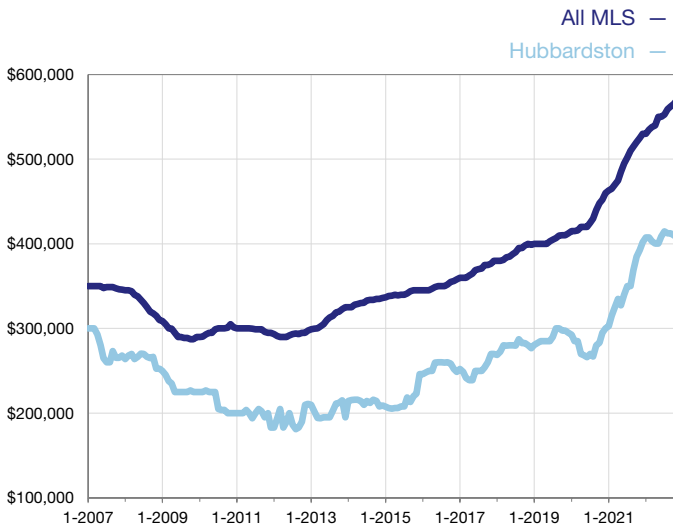
### Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	1	1	0.0%	5	7	+ 40.0%
Closed Sales	0	1	--	4	6	+ 50.0%
Median Sales Price*	\$0	<b>\$255,000</b>	--	\$219,750	<b>\$285,000</b>	+ 29.7%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	<b>0.9</b>	--	--	--	--
Cumulative Days on Market Until Sale	0	<b>16</b>	--	22	<b>18</b>	- 18.2%
Percent of Original List Price Received*	0.0%	<b>103.4%</b>	--	103.2%	<b>99.8%</b>	- 3.3%
New Listings	0	1	--	5	9	+ 80.0%

\* 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

