

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hyde Park

Single-Family Properties

| Key Metrics | November | | | Year to Date | | |
|--|-----------|------------------|----------|--------------|------------------|---------|
| | 2021 | 2022 | + / - | 2021 | 2022 | + / - |
| Pending Sales | 9 | 7 | - 22.2% | 71 | 68 | - 4.2% |
| Closed Sales | 3 | 10 | + 233.3% | 66 | 62 | - 6.1% |
| Median Sales Price* | \$602,500 | \$562,500 | - 6.6% | \$592,500 | \$602,500 | + 1.7% |
| Inventory of Homes for Sale | 13 | 10 | - 23.1% | -- | -- | -- |
| Months Supply of Inventory | 2.1 | 1.7 | - 19.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 14 | 26 | + 85.7% | 22 | 29 | + 31.8% |
| Percent of Original List Price Received* | 106.1% | 99.8% | - 5.9% | 105.5% | 102.9% | - 2.5% |
| New Listings | 10 | 6 | - 40.0% | 84 | 87 | + 3.6% |

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

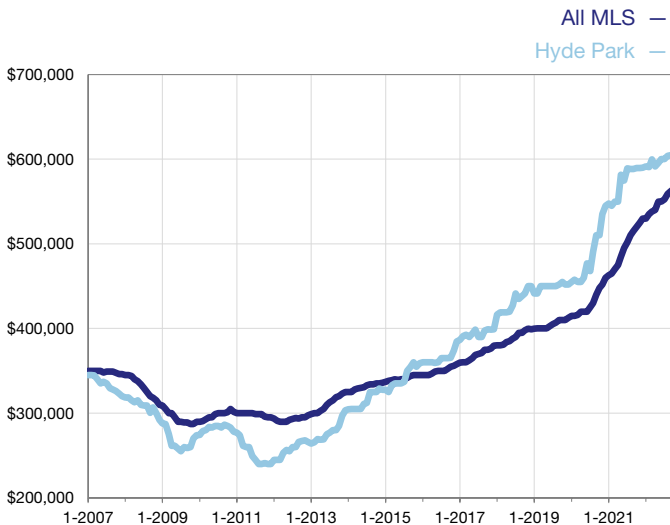
Condominium Properties

| Key Metrics | November | | | Year to Date | | |
|--|-----------|------------|----------|--------------|------------------|---------|
| | 2021 | 2022 | + / - | 2021 | 2022 | + / - |
| Pending Sales | 3 | 2 | - 33.3% | 49 | 30 | - 38.8% |
| Closed Sales | 5 | 0 | - 100.0% | 47 | 32 | - 31.9% |
| Median Sales Price* | \$375,000 | \$0 | - 100.0% | \$415,000 | \$462,000 | + 11.3% |
| Inventory of Homes for Sale | 8 | 2 | - 75.0% | -- | -- | -- |
| Months Supply of Inventory | 1.8 | 0.6 | - 66.7% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 15 | 0 | - 100.0% | 54 | 36 | - 33.3% |
| Percent of Original List Price Received* | 99.4% | 0.0% | - 100.0% | 97.7% | 102.3% | + 4.7% |
| New Listings | 5 | 2 | - 60.0% | 48 | 35 | - 27.1% |

* 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

