

Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hyde Park

Single-Family Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	8	+ 166.7%	7	13	+ 85.7%
Closed Sales	3	7	+ 133.3%	8	11	+ 37.5%
Median Sales Price*	\$432,000	\$540,000	+ 25.0%	\$555,000	\$570,000	+ 2.7%
Inventory of Homes for Sale	11	7	- 36.4%	--	--	--
Months Supply of Inventory	1.8	1.1	- 38.9%	--	--	--
Cumulative Days on Market Until Sale	22	32	+ 45.5%	60	30	- 50.0%
Percent of Original List Price Received*	101.1%	99.5%	- 1.6%	100.2%	97.2%	- 3.0%
New Listings	9	4	- 55.6%	13	10	- 23.1%

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

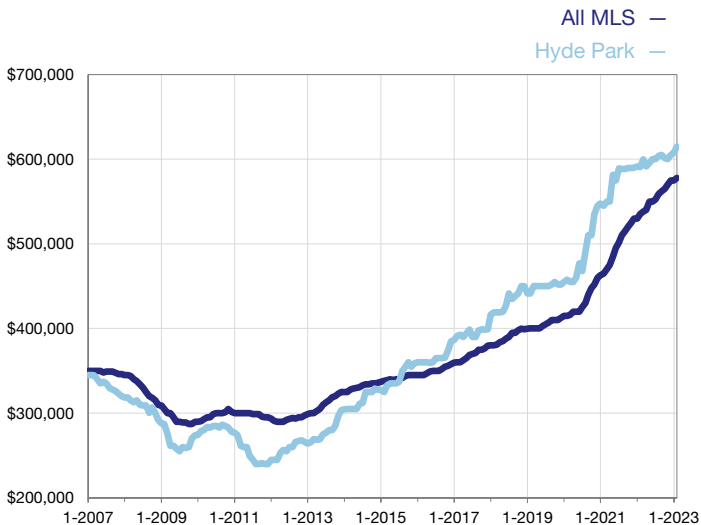
Condominium Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	1	1	0.0%
Closed Sales	0	1	--	5	1	- 80.0%
Median Sales Price*	\$0	\$435,000	--	\$439,000	\$435,000	- 0.9%
Inventory of Homes for Sale	6	3	- 50.0%	--	--	--
Months Supply of Inventory	1.5	1.0	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	0	9	--	78	9	- 88.5%
Percent of Original List Price Received*	0.0%	100.0%	--	97.6%	100.0%	+ 2.5%
New Listings	4	1	- 75.0%	4	4	0.0%

* 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

