

Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hyde Park

Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	10	+ 25.0%	15	23	+ 53.3%
Closed Sales	5	7	+ 40.0%	13	19	+ 46.2%
Median Sales Price*	\$620,000	\$588,000	- 5.2%	\$605,000	\$570,000	- 5.8%
Inventory of Homes for Sale	5	3	- 40.0%	--	--	--
Months Supply of Inventory	0.8	0.5	- 37.5%	--	--	--
Cumulative Days on Market Until Sale	19	35	+ 84.2%	44	34	- 22.7%
Percent of Original List Price Received*	106.4%	102.0%	- 4.1%	102.5%	98.8%	- 3.6%
New Listings	5	7	+ 40.0%	18	17	- 5.6%

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

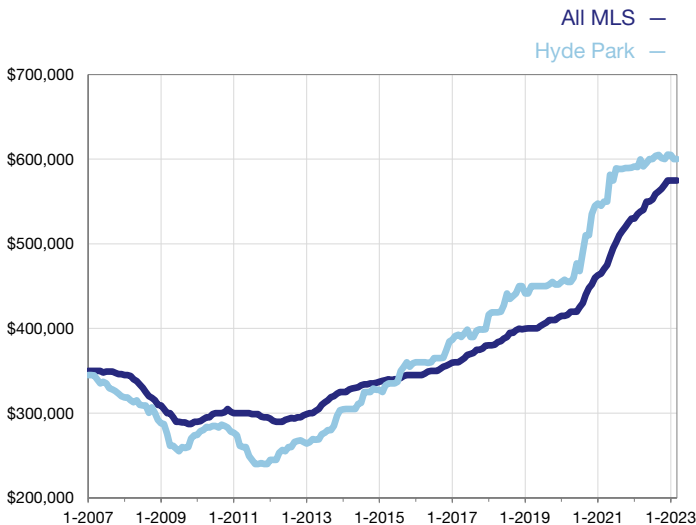
Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	1	--	1	2	+ 100.0%
Closed Sales	1	0	- 100.0%	6	1	- 83.3%
Median Sales Price*	\$325,000	\$0	- 100.0%	\$382,000	\$435,000	+ 13.9%
Inventory of Homes for Sale	7	2	- 71.4%	--	--	--
Months Supply of Inventory	2.1	0.7	- 66.7%	--	--	--
Cumulative Days on Market Until Sale	21	0	- 100.0%	69	9	- 87.0%
Percent of Original List Price Received*	100.0%	0.0%	- 100.0%	98.0%	100.0%	+ 2.0%
New Listings	3	0	- 100.0%	7	4	- 42.9%

* 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

