

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hyde Park

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	8	+ 60.0%	20	30	+ 50.0%
Closed Sales	3	9	+ 200.0%	16	28	+ 75.0%
Median Sales Price*	\$540,000	\$560,000	+ 3.7%	\$590,000	\$570,000	- 3.4%
Inventory of Homes for Sale	8	3	- 62.5%	--	--	--
Months Supply of Inventory	1.3	0.5	- 61.5%	--	--	--
Cumulative Days on Market Until Sale	28	66	+ 135.7%	41	44	+ 7.3%
Percent of Original List Price Received*	104.2%	99.6%	- 4.4%	102.9%	99.1%	- 3.7%
New Listings	8	7	- 12.5%	26	24	- 7.7%

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

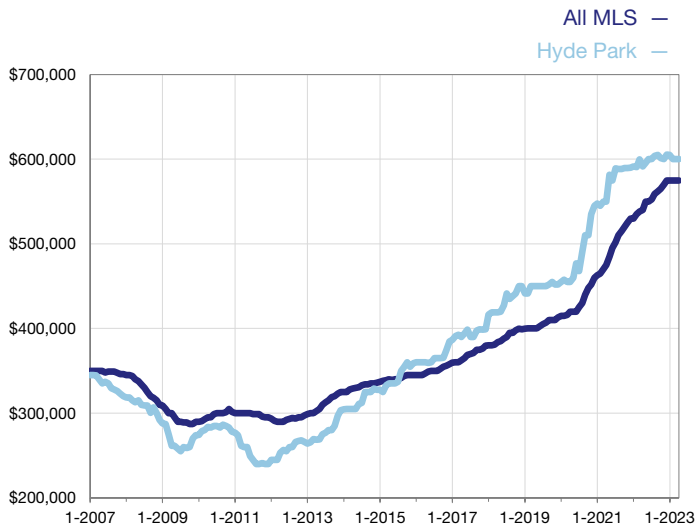
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	3	0.0%	4	5	+ 25.0%
Closed Sales	0	0	--	6	1	- 83.3%
Median Sales Price*	\$0	\$0	--	\$382,000	\$435,000	+ 13.9%
Inventory of Homes for Sale	10	0	- 100.0%	--	--	--
Months Supply of Inventory	2.9	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	69	9	- 87.0%
Percent of Original List Price Received*	0.0%	0.0%	--	98.0%	100.0%	+ 2.0%
New Listings	6	2	- 66.7%	13	6	- 53.8%

* 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

