

Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hopkinton

Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	30	25	- 16.7%	89	72	- 19.1%
Closed Sales	19	22	+ 15.8%	54	54	0.0%
Median Sales Price*	\$1,030,000	\$980,000	- 4.9%	\$862,807	\$850,500	- 1.4%
Inventory of Homes for Sale	12	25	+ 108.3%	--	--	--
Months Supply of Inventory	0.6	1.8	+ 200.0%	--	--	--
Cumulative Days on Market Until Sale	33	34	+ 3.0%	39	58	+ 48.7%
Percent of Original List Price Received*	107.9%	104.1%	- 3.5%	106.6%	100.0%	- 6.2%
New Listings	25	32	+ 28.0%	95	90	- 5.3%

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

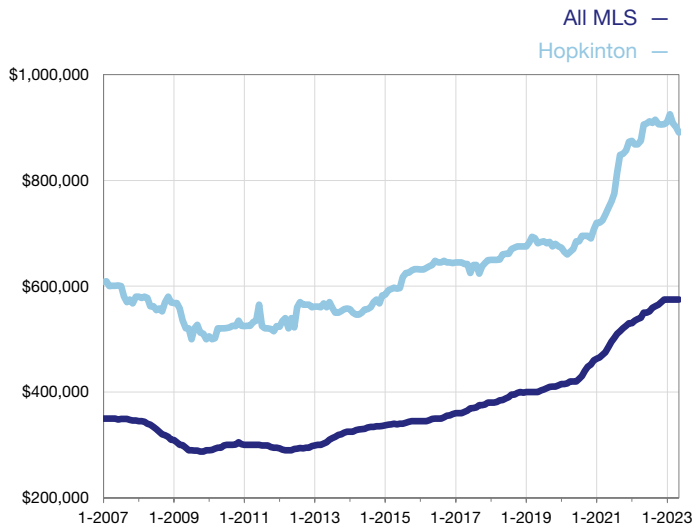
Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	7	+ 133.3%	32	27	- 15.6%
Closed Sales	7	4	- 42.9%	34	21	- 38.2%
Median Sales Price*	\$750,000	\$614,250	- 18.1%	\$736,090	\$724,000	- 1.6%
Inventory of Homes for Sale	2	3	+ 50.0%	--	--	--
Months Supply of Inventory	0.3	0.6	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	93	12	- 87.1%	40	64	+ 60.0%
Percent of Original List Price Received*	103.1%	103.5%	+ 0.4%	102.9%	100.9%	- 1.9%
New Listings	3	6	+ 100.0%	34	24	- 29.4%

* 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

