

# Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Hubbardston

### Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	4	0.0%	11	14	+ 27.3%
Closed Sales	3	3	0.0%	13	9	- 30.8%
Median Sales Price*	\$350,000	<b>\$385,000</b>	+ 10.0%	\$400,000	<b>\$425,000</b>	+ 6.3%
Inventory of Homes for Sale	9	5	- 44.4%	--	--	--
Months Supply of Inventory	2.0	1.3	- 35.0%	--	--	--
Cumulative Days on Market Until Sale	77	21	- 72.7%	39	30	- 23.1%
Percent of Original List Price Received*	97.2%	<b>99.4%</b>	+ 2.3%	101.1%	<b>98.2%</b>	- 2.9%
New Listings	10	4	- 60.0%	18	15	- 16.7%

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

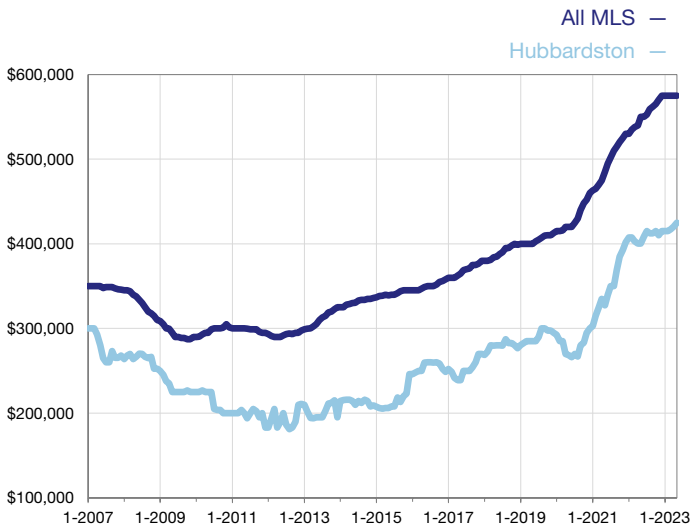
### Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	0	- 100.0%	2	1	- 50.0%
Closed Sales	0	0	--	0	2	--
Median Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$314,500</b>	--
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	1.0	0.8	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	60	--
Percent of Original List Price Received*	0.0%	<b>0.0%</b>	--	0.0%	<b>97.9%</b>	--
New Listings	1	1	0.0%	3	1	- 66.7%

\* 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

