

# Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Hyde Park

### Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	7	0.0%	27	35	+ 29.6%
Closed Sales	8	5	- 37.5%	24	34	+ 41.7%
Median Sales Price*	\$637,500	<b>\$625,000</b>	- 2.0%	\$602,500	<b>\$570,000</b>	- 5.4%
Inventory of Homes for Sale	11	9	- 18.2%	--	--	--
Months Supply of Inventory	1.8	1.4	- 22.2%	--	--	--
Cumulative Days on Market Until Sale	26	25	- 3.8%	36	41	+ 13.9%
Percent of Original List Price Received*	105.1%	<b>103.1%</b>	- 1.9%	103.6%	<b>99.7%</b>	- 3.8%
New Listings	11	11	0.0%	37	35	- 5.4%

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

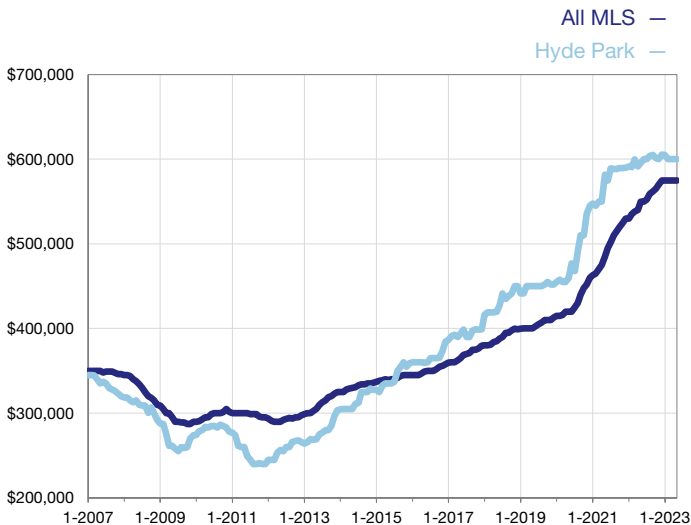
### Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	2	- 66.7%	10	6	- 40.0%
Closed Sales	1	1	0.0%	7	2	- 71.4%
Median Sales Price*	\$551,000	<b>\$247,000</b>	- 55.2%	\$439,000	<b>\$341,000</b>	- 22.3%
Inventory of Homes for Sale	8	2	- 75.0%	--	--	--
Months Supply of Inventory	2.2	0.8	- 63.6%	--	--	--
Cumulative Days on Market Until Sale	19	39	+ 105.3%	62	24	- 61.3%
Percent of Original List Price Received*	109.1%	<b>98.8%</b>	- 9.4%	99.6%	<b>99.4%</b>	- 0.2%
New Listings	4	4	0.0%	17	9	- 47.1%

\* 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

