

Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hubbardston

Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	4	- 20.0%	16	18	+ 12.5%
Closed Sales	3	6	+ 100.0%	16	15	- 6.3%
Median Sales Price*	\$510,000	\$477,450	- 6.4%	\$405,000	\$464,900	+ 14.8%
Inventory of Homes for Sale	11	4	- 63.6%	--	--	--
Months Supply of Inventory	2.5	1.1	- 56.0%	--	--	--
Cumulative Days on Market Until Sale	32	40	+ 25.0%	38	34	- 10.5%
Percent of Original List Price Received*	104.3%	93.4%	- 10.5%	101.7%	96.3%	- 5.3%
New Listings	8	6	- 25.0%	26	21	- 19.2%

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

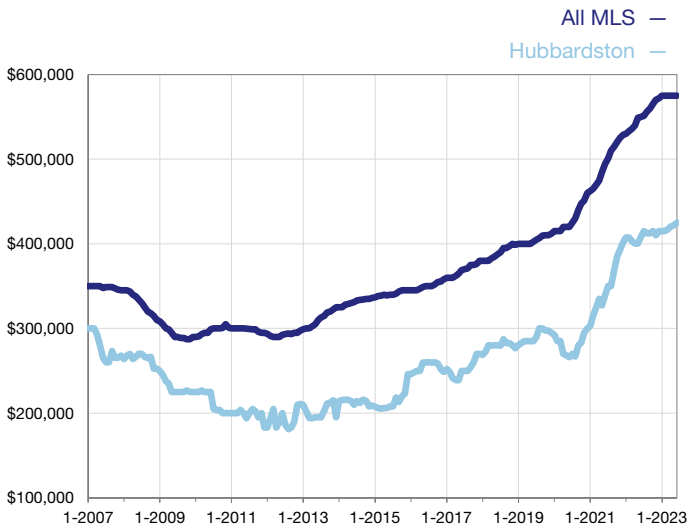
Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	0	- 100.0%	3	1	- 66.7%
Closed Sales	2	0	- 100.0%	2	2	0.0%
Median Sales Price*	\$312,500	\$0	- 100.0%	\$312,500	\$314,500	+ 0.6%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	2.0	0.8	- 60.0%	--	--	--
Cumulative Days on Market Until Sale	11	0	- 100.0%	11	60	+ 445.5%
Percent of Original List Price Received*	103.2%	0.0%	- 100.0%	103.2%	97.9%	- 5.1%
New Listings	2	0	- 100.0%	5	1	- 80.0%

* 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

