

Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hyde Park

Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	11	9	- 18.2%	38	42	+ 10.5%
Closed Sales	8	7	- 12.5%	32	41	+ 28.1%
Median Sales Price*	\$625,000	\$575,000	- 8.0%	\$602,500	\$570,000	- 5.4%
Inventory of Homes for Sale	11	2	- 81.8%	--	--	--
Months Supply of Inventory	1.7	0.3	- 82.4%	--	--	--
Cumulative Days on Market Until Sale	18	20	+ 11.1%	31	37	+ 19.4%
Percent of Original List Price Received*	105.9%	103.1%	- 2.6%	104.2%	100.3%	- 3.7%
New Listings	11	5	- 54.5%	48	40	- 16.7%

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

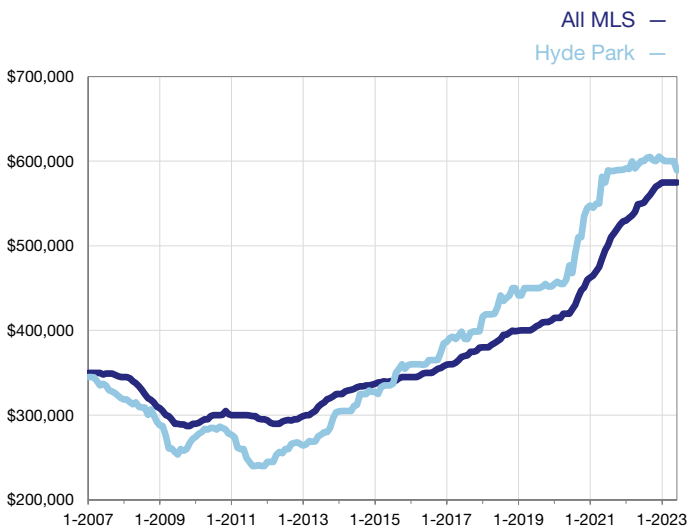
Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	2	- 66.7%	16	6	- 62.5%
Closed Sales	6	2	- 66.7%	13	4	- 69.2%
Median Sales Price*	\$518,250	\$345,500	- 33.3%	\$512,500	\$341,000	- 33.5%
Inventory of Homes for Sale	6	3	- 50.0%	--	--	--
Months Supply of Inventory	1.5	1.7	+ 13.3%	--	--	--
Cumulative Days on Market Until Sale	25	38	+ 52.0%	45	31	- 31.1%
Percent of Original List Price Received*	101.4%	98.9%	- 2.5%	100.4%	99.1%	- 1.3%
New Listings	4	2	- 50.0%	21	11	- 47.6%

* 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

