

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hopkinton

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	19	18	- 5.3%	134	109	- 18.7%
Closed Sales	25	22	- 12.0%	103	92	- 10.7%
Median Sales Price*	\$1,168,000	\$1,147,500	- 1.8%	\$985,000	\$886,500	- 10.0%
Inventory of Homes for Sale	20	24	+ 20.0%	--	--	--
Months Supply of Inventory	1.1	1.8	+ 63.6%	--	--	--
Cumulative Days on Market Until Sale	16	27	+ 68.8%	28	50	+ 78.6%
Percent of Original List Price Received*	106.7%	101.2%	- 5.2%	107.4%	100.8%	- 6.1%
New Listings	18	22	+ 22.2%	149	134	- 10.1%

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

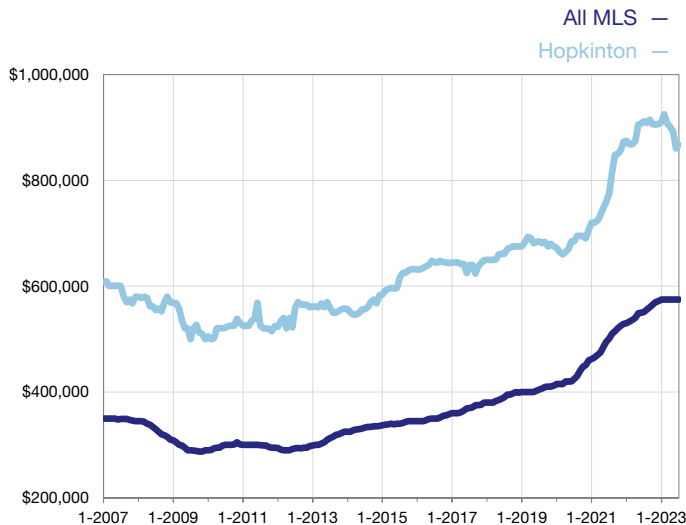
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	10	+ 100.0%	44	41	- 6.8%
Closed Sales	5	8	+ 60.0%	50	39	- 22.0%
Median Sales Price*	\$815,000	\$840,000	+ 3.1%	\$718,695	\$730,000	+ 1.6%
Inventory of Homes for Sale	8	3	- 62.5%	--	--	--
Months Supply of Inventory	1.3	0.5	- 61.5%	--	--	--
Cumulative Days on Market Until Sale	12	71	+ 491.7%	38	66	+ 73.7%
Percent of Original List Price Received*	102.6%	99.0%	- 3.5%	102.4%	100.6%	- 1.8%
New Listings	8	7	- 12.5%	56	38	- 32.1%

* 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

