

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hubbardston

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	4	- 20.0%	21	21	0.0%
Closed Sales	5	2	- 60.0%	21	17	- 19.0%
Median Sales Price*	\$446,000	\$385,750	- 13.5%	\$415,500	\$425,000	+ 2.3%
Inventory of Homes for Sale	9	5	- 44.4%	--	--	--
Months Supply of Inventory	2.0	1.4	- 30.0%	--	--	--
Cumulative Days on Market Until Sale	15	13	- 13.3%	33	32	- 3.0%
Percent of Original List Price Received*	111.1%	104.3%	- 6.1%	103.9%	97.2%	- 6.4%
New Listings	4	3	- 25.0%	30	24	- 20.0%

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

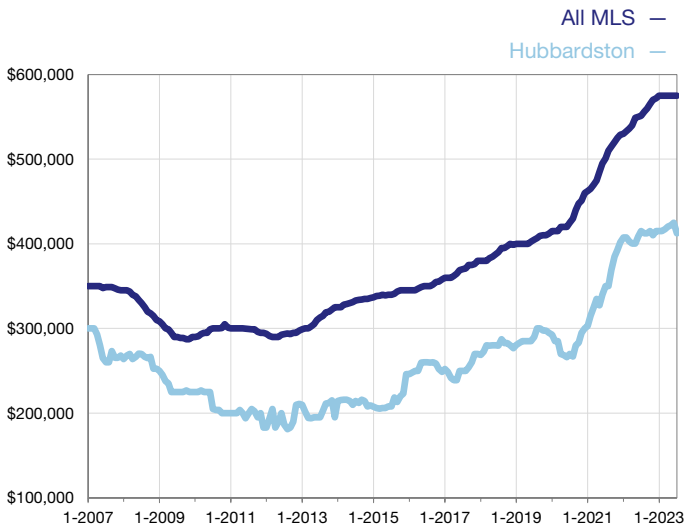
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	0	- 100.0%	5	1	- 80.0%
Closed Sales	1	0	- 100.0%	3	2	- 33.3%
Median Sales Price*	\$315,000	\$0	- 100.0%	\$315,000	\$314,500	- 0.2%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	1.0	--	--	--	--
Cumulative Days on Market Until Sale	21	0	- 100.0%	14	60	+ 328.6%
Percent of Original List Price Received*	90.0%	0.0%	- 100.0%	98.8%	97.9%	- 0.9%
New Listings	0	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

