

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hyde Park

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	4	0.0%	42	45	+ 7.1%
Closed Sales	5	6	+ 20.0%	37	49	+ 32.4%
Median Sales Price*	\$670,000	\$642,500	- 4.1%	\$605,000	\$575,000	- 5.0%
Inventory of Homes for Sale	11	9	- 18.2%	--	--	--
Months Supply of Inventory	1.8	1.5	- 16.7%	--	--	--
Cumulative Days on Market Until Sale	24	22	- 8.3%	30	34	+ 13.3%
Percent of Original List Price Received*	101.7%	106.1%	+ 4.3%	103.8%	101.1%	- 2.6%
New Listings	6	8	+ 33.3%	54	48	- 11.1%

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

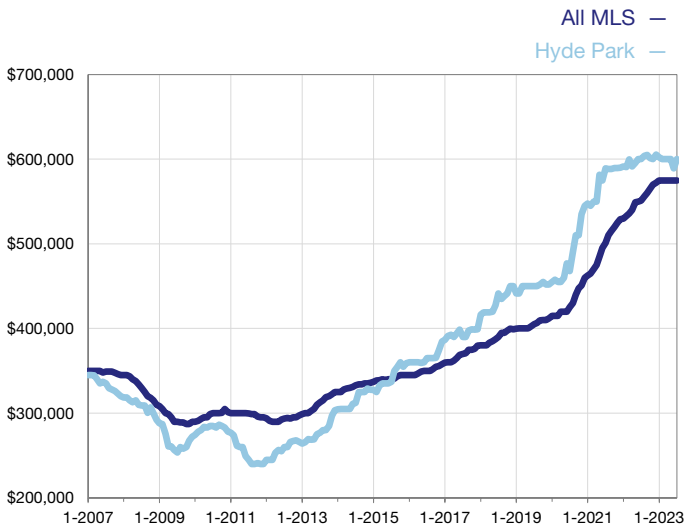
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	3	- 57.1%	23	9	- 60.9%
Closed Sales	7	1	- 85.7%	20	5	- 75.0%
Median Sales Price*	\$485,000	\$277,000	- 42.9%	\$492,500	\$277,000	- 43.8%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	0.7	0.7	0.0%	--	--	--
Cumulative Days on Market Until Sale	26	31	+ 19.2%	38	31	- 18.4%
Percent of Original List Price Received*	106.0%	104.5%	- 1.4%	102.4%	100.2%	- 2.1%
New Listings	5	3	- 40.0%	26	14	- 46.2%

* 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

