

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hopkinton

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	24	19	- 20.8%	158	123	- 22.2%
Closed Sales	32	26	- 18.8%	135	118	- 12.6%
Median Sales Price*	\$945,000	\$1,258,509	+ 33.2%	\$975,000	\$940,000	- 3.6%
Inventory of Homes for Sale	18	18	0.0%	--	--	--
Months Supply of Inventory	1.0	1.4	+ 40.0%	--	--	--
Cumulative Days on Market Until Sale	17	35	+ 105.9%	26	47	+ 80.8%
Percent of Original List Price Received*	104.6%	101.3%	- 3.2%	106.7%	100.9%	- 5.4%
New Listings	23	15	- 34.8%	172	149	- 13.4%

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

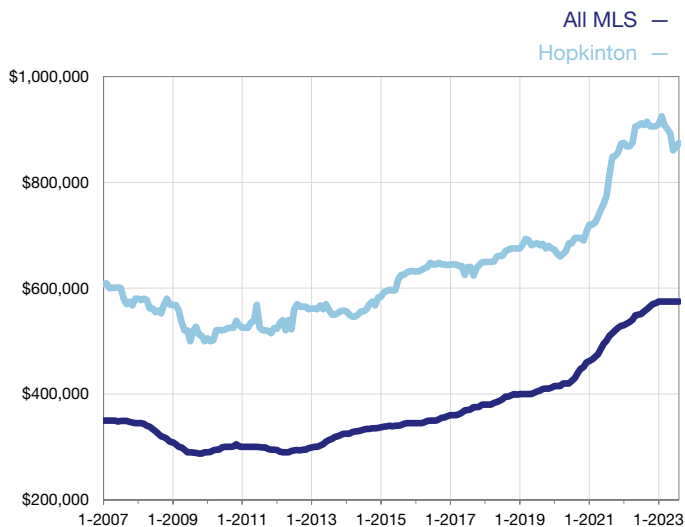
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	8	+ 33.3%	50	48	- 4.0%
Closed Sales	5	7	+ 40.0%	55	47	- 14.5%
Median Sales Price*	\$831,000	\$640,000	- 23.0%	\$721,000	\$730,000	+ 1.2%
Inventory of Homes for Sale	4	2	- 50.0%	--	--	--
Months Supply of Inventory	0.7	0.4	- 42.9%	--	--	--
Cumulative Days on Market Until Sale	10	32	+ 220.0%	36	60	+ 66.7%
Percent of Original List Price Received*	101.0%	97.9%	- 3.1%	102.3%	100.2%	- 2.1%
New Listings	2	6	+ 200.0%	58	44	- 24.1%

* 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

