

# Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Hubbardston

### Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	2	- 33.3%	24	22	- 8.3%
Closed Sales	4	4	0.0%	25	21	- 16.0%
Median Sales Price*	\$380,000	<b>\$498,550</b>	+ 31.2%	\$415,500	<b>\$464,900</b>	+ 11.9%
Inventory of Homes for Sale	11	5	- 54.5%	--	--	--
Months Supply of Inventory	2.5	1.5	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	18	59	+ 227.8%	30	37	+ 23.3%
Percent of Original List Price Received*	101.1%	<b>100.3%</b>	- 0.8%	103.5%	<b>97.8%</b>	- 5.5%
New Listings	8	3	- 62.5%	38	27	- 28.9%

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

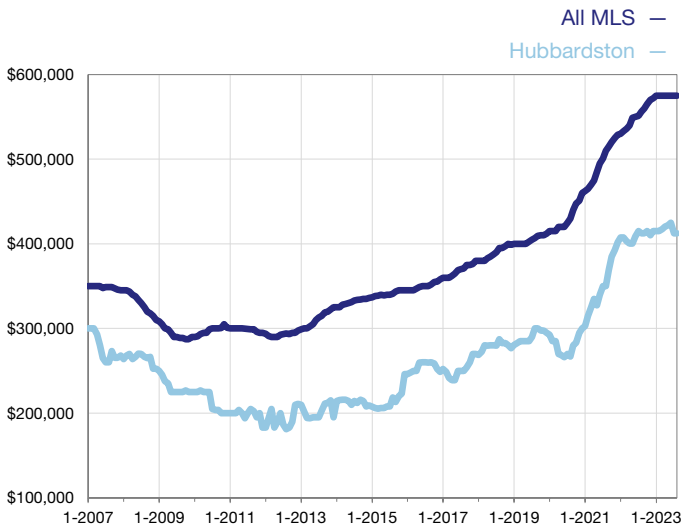
### Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	5	1	- 80.0%
Closed Sales	2	0	- 100.0%	5	2	- 60.0%
Median Sales Price*	\$275,000	<b>\$0</b>	- 100.0%	\$315,000	<b>\$314,500</b>	- 0.2%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	1.0	--	--	--	--
Cumulative Days on Market Until Sale	24	0	- 100.0%	18	60	+ 233.3%
Percent of Original List Price Received*	99.5%	<b>0.0%</b>	- 100.0%	99.1%	<b>97.9%</b>	- 1.2%
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

