

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hyde Park

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	9	+ 200.0%	45	53	+ 17.8%
Closed Sales	8	2	- 75.0%	45	51	+ 13.3%
Median Sales Price*	\$652,500	\$672,500	+ 3.1%	\$620,000	\$575,000	- 7.3%
Inventory of Homes for Sale	11	2	- 81.8%	--	--	--
Months Supply of Inventory	1.9	0.3	- 84.2%	--	--	--
Cumulative Days on Market Until Sale	24	29	+ 20.8%	29	34	+ 17.2%
Percent of Original List Price Received*	102.2%	92.0%	- 10.0%	103.5%	100.8%	- 2.6%
New Listings	4	3	- 25.0%	58	51	- 12.1%

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

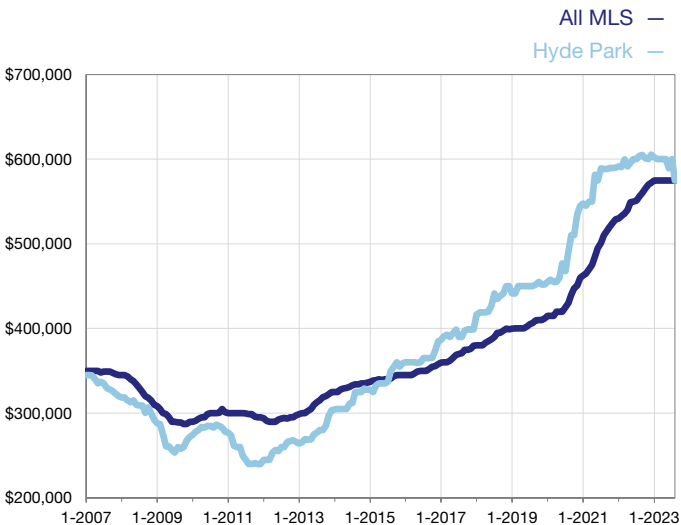
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	1	- 50.0%	25	9	- 64.0%
Closed Sales	8	2	- 75.0%	28	7	- 75.0%
Median Sales Price*	\$492,500	\$465,000	- 5.6%	\$492,500	\$280,000	- 43.1%
Inventory of Homes for Sale	4	3	- 25.0%	--	--	--
Months Supply of Inventory	1.0	2.4	+ 140.0%	--	--	--
Cumulative Days on Market Until Sale	39	31	- 20.5%	38	31	- 18.4%
Percent of Original List Price Received*	102.4%	102.9%	+ 0.5%	102.4%	101.0%	- 1.4%
New Listings	3	2	- 33.3%	29	16	- 44.8%

* 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

