

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hubbardston

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	5	- 16.7%	30	26	- 13.3%
Closed Sales	4	1	- 75.0%	29	23	- 20.7%
Median Sales Price*	\$445,000	\$415,000	- 6.7%	\$415,500	\$425,000	+ 2.3%
Inventory of Homes for Sale	8	5	- 37.5%	--	--	--
Months Supply of Inventory	1.7	1.6	- 5.9%	--	--	--
Cumulative Days on Market Until Sale	21	20	- 4.8%	29	35	+ 20.7%
Percent of Original List Price Received*	100.2%	100.0%	- 0.2%	103.0%	98.4%	- 4.5%
New Listings	5	5	0.0%	43	32	- 25.6%

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

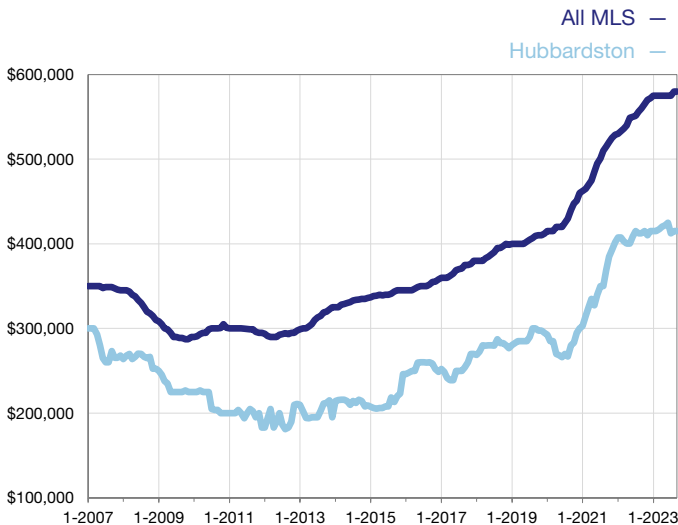
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	1	0.0%	6	2	- 66.7%
Closed Sales	0	0	--	5	2	- 60.0%
Median Sales Price*	\$0	\$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	0	0	--	18	60	+ 233.3%
Percent of Original List Price Received*	0.0%	0.0%	--	99.1%	97.9%	- 1.2%
New Listings	1	2	+ 100.0%	6	3	- 50.0%

* 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

