

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hyde Park

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	7	+ 40.0%	50	60	+ 20.0%
Closed Sales	3	8	+ 166.7%	48	59	+ 22.9%
Median Sales Price*	\$600,000	\$595,250	- 0.8%	\$620,000	\$588,000	- 5.2%
Inventory of Homes for Sale	13	5	- 61.5%	--	--	--
Months Supply of Inventory	2.3	0.8	- 65.2%	--	--	--
Cumulative Days on Market Until Sale	18	24	+ 33.3%	29	33	+ 13.8%
Percent of Original List Price Received*	98.7%	103.7%	+ 5.1%	103.2%	101.2%	- 1.9%
New Listings	11	9	- 18.2%	69	61	- 11.6%

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

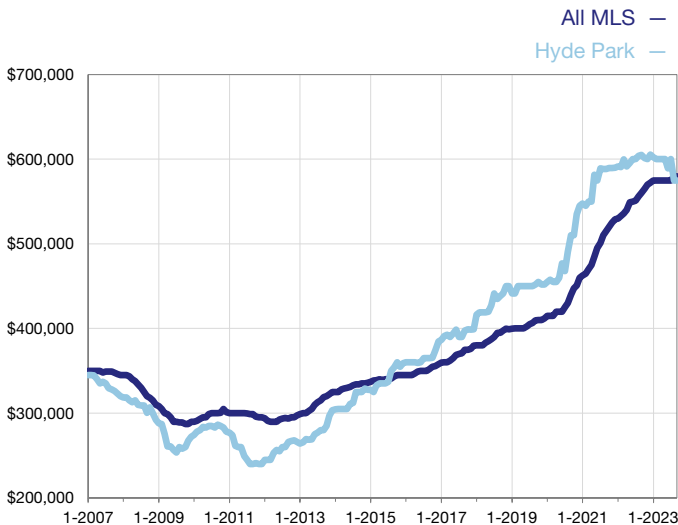
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	4	+ 300.0%	26	13	- 50.0%
Closed Sales	2	2	0.0%	30	9	- 70.0%
Median Sales Price*	\$318,500	\$377,500	+ 18.5%	\$485,000	\$320,000	- 34.0%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	0.8	1.3	+ 62.5%	--	--	--
Cumulative Days on Market Until Sale	18	64	+ 255.6%	37	38	+ 2.7%
Percent of Original List Price Received*	106.6%	97.6%	- 8.4%	102.7%	100.2%	- 2.4%
New Listings	1	3	+ 200.0%	30	19	- 36.7%

* 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

