

# Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Hubbardston

### Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	4	- 20.0%	35	28	- 20.0%
Closed Sales	4	4	0.0%	33	27	- 18.2%
Median Sales Price*	\$425,000	<b>\$432,500</b>	+ 1.8%	\$415,500	<b>\$425,000</b>	+ 2.3%
Inventory of Homes for Sale	10	6	- 40.0%	--	--	--
Months Supply of Inventory	2.3	2.1	- 8.7%	--	--	--
Cumulative Days on Market Until Sale	28	56	+ 100.0%	29	38	+ 31.0%
Percent of Original List Price Received*	102.0%	97.9%	- 4.0%	102.9%	98.3%	- 4.5%
New Listings	8	4	- 50.0%	51	36	- 29.4%

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

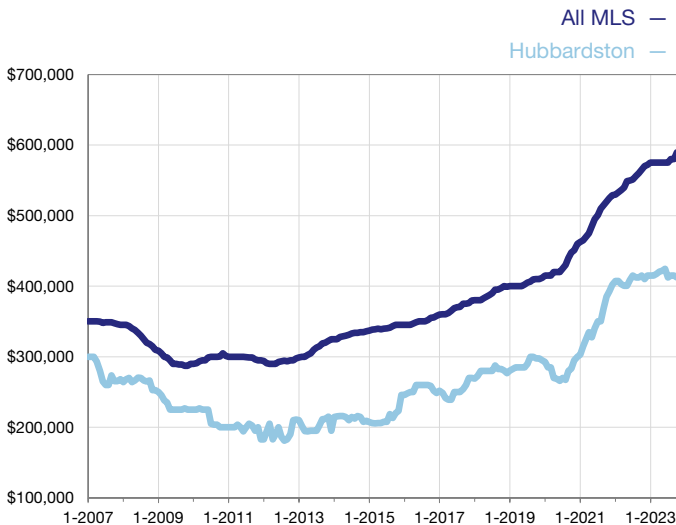
### Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	2	--	6	4	- 33.3%
Closed Sales	0	2	--	5	4	- 20.0%
Median Sales Price*	\$0	<b>\$342,500</b>	--	\$315,000	<b>\$327,500</b>	+ 4.0%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.9	0.8	- 11.1%	--	--	--
Cumulative Days on Market Until Sale	0	12	--	18	36	+ 100.0%
Percent of Original List Price Received*	0.0%	101.6%	--	99.1%	99.7%	+ 0.6%
New Listings	1	2	+ 100.0%	7	5	- 28.6%

\* 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

