

# Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Hyde Park

### Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	5	- 50.0%	60	62	+ 3.3%
Closed Sales	4	4	0.0%	52	63	+ 21.2%
Median Sales Price*	\$520,000	<b>\$699,500</b>	+ 34.5%	\$608,000	<b>\$595,000</b>	- 2.1%
Inventory of Homes for Sale	12	5	- 58.3%	--	--	--
Months Supply of Inventory	2.0	<b>0.8</b>	- 60.0%	--	--	--
Cumulative Days on Market Until Sale	41	<b>48</b>	+ 17.1%	30	<b>34</b>	+ 13.3%
Percent of Original List Price Received*	107.1%	<b>99.6%</b>	- 7.0%	103.5%	<b>101.1%</b>	- 2.3%
New Listings	11	<b>3</b>	- 72.7%	80	<b>64</b>	- 20.0%

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

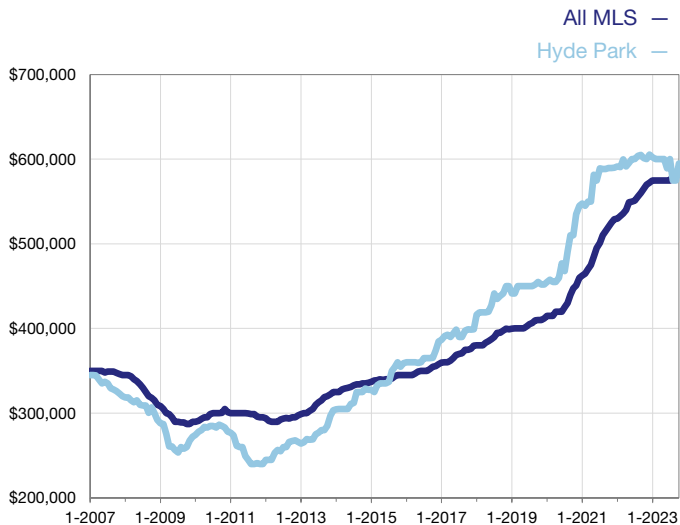
### Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	2	+ 100.0%	27	14	- 48.1%
Closed Sales	2	2	0.0%	32	11	- 65.6%
Median Sales Price*	\$269,750	<b>\$354,950</b>	+ 31.6%	\$462,000	<b>\$320,000</b>	- 30.7%
Inventory of Homes for Sale	4	2	- 50.0%	--	--	--
Months Supply of Inventory	1.2	<b>1.3</b>	+ 8.3%	--	--	--
Cumulative Days on Market Until Sale	22	<b>19</b>	- 13.6%	36	<b>35</b>	- 2.8%
Percent of Original List Price Received*	96.3%	<b>100.8%</b>	+ 4.7%	102.3%	<b>100.3%</b>	- 2.0%
New Listings	2	2	0.0%	32	21	- 34.4%

\* 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

