

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hardwick

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	4	+ 100.0%	18	11	- 38.9%
Closed Sales	3	1	- 66.7%	18	6	- 66.7%
Median Sales Price*	\$575,000	\$324,000	- 43.7%	\$325,000	\$319,500	- 1.7%
Inventory of Homes for Sale	5	7	+ 40.0%	--	--	--
Months Supply of Inventory	2.5	4.1	+ 64.0%	--	--	--
Cumulative Days on Market Until Sale	79	19	- 75.9%	47	44	- 6.4%
Percent of Original List Price Received*	81.4%	104.5%	+ 28.4%	96.4%	101.7%	+ 5.5%
New Listings	1	3	+ 200.0%	19	20	+ 5.3%

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

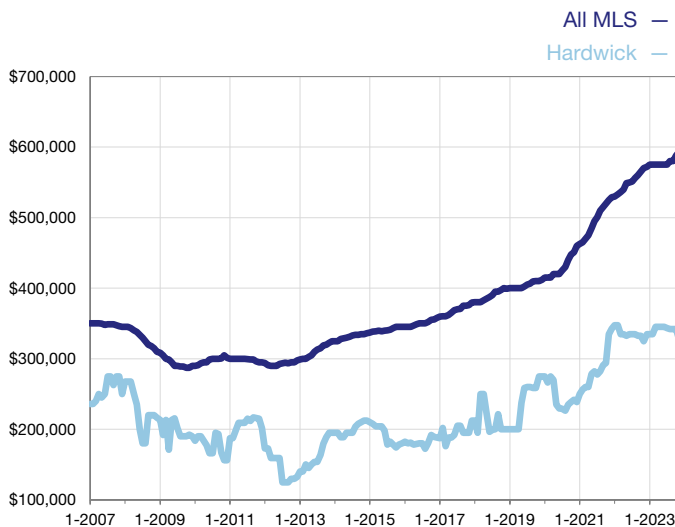
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	0	1	--
Closed Sales	0	0	--	1	1	0.0%
Median Sales Price*	\$0	\$0	--	\$189,500	\$175,000	- 7.7%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	37	69	+ 86.5%
Percent of Original List Price Received*	0.0%	0.0%	--	96.2%	94.6%	- 1.7%
New Listings	0	0	--	1	0	- 100.0%

* 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

