

# Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Hubbardston

### Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	3	- 25.0%	39	31	- 20.5%
Closed Sales	5	3	- 40.0%	38	30	- 21.1%
Median Sales Price*	\$299,900	<b>\$450,000</b>	+ 50.1%	\$415,000	<b>\$437,500</b>	+ 5.4%
Inventory of Homes for Sale	5	6	+ 20.0%	--	--	--
Months Supply of Inventory	1.3	2.1	+ 61.5%	--	--	--
Cumulative Days on Market Until Sale	22	31	+ 40.9%	28	38	+ 35.7%
Percent of Original List Price Received*	95.2%	<b>92.6%</b>	- 2.7%	101.9%	<b>97.8%</b>	- 4.0%
New Listings	1	3	+ 200.0%	52	39	- 25.0%

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

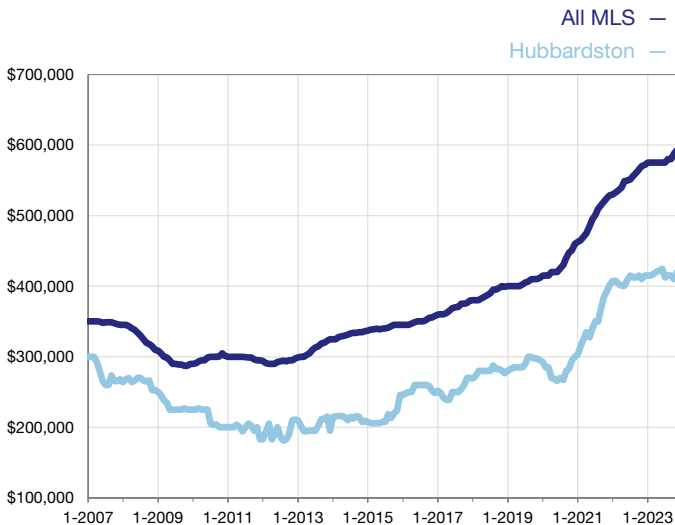
### Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	1	0.0%	7	5	- 28.6%
Closed Sales	1	2	+ 100.0%	6	6	0.0%
Median Sales Price*	\$255,000	<b>\$317,000</b>	+ 24.3%	\$285,000	<b>\$327,500</b>	+ 14.9%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.9	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	16	17	+ 6.3%	18	30	+ 66.7%
Percent of Original List Price Received*	103.4%	<b>101.2%</b>	- 2.1%	99.8%	<b>100.2%</b>	+ 0.4%
New Listings	1	0	- 100.0%	8	5	- 37.5%

\* 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

