

# Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Hyde Park

### Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	7	+ 16.7%	66	67	+ 1.5%
Closed Sales	11	2	- 81.8%	63	65	+ 3.2%
Median Sales Price*	\$585,000	<b>\$610,000</b>	+ 4.3%	\$605,000	<b>\$595,000</b>	- 1.7%
Inventory of Homes for Sale	12	4	- 66.7%	--	--	--
Months Supply of Inventory	2.1	<b>0.7</b>	- 66.7%	--	--	--
Cumulative Days on Market Until Sale	28	<b>44</b>	+ 57.1%	29	<b>34</b>	+ 17.2%
Percent of Original List Price Received*	99.7%	<b>107.0%</b>	+ 7.3%	102.9%	<b>101.2%</b>	- 1.7%
New Listings	6	4	- 33.3%	86	68	- 20.9%

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

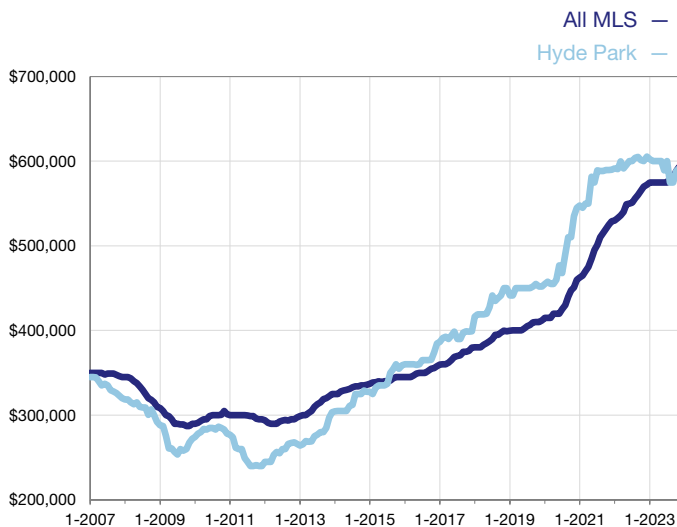
### Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	1	- 50.0%	29	15	- 48.3%
Closed Sales	0	2	--	32	13	- 59.4%
Median Sales Price*	\$0	<b>\$254,000</b>	--	\$462,000	<b>\$284,000</b>	- 38.5%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	0.9	<b>0.7</b>	- 22.2%	--	--	--
Cumulative Days on Market Until Sale	0	<b>32</b>	--	36	<b>34</b>	- 5.6%
Percent of Original List Price Received*	0.0%	<b>100.7%</b>	--	102.3%	<b>100.4%</b>	- 1.9%
New Listings	1	0	- 100.0%	33	21	- 36.4%

\* 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

