

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hyde Park

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	3	- 25.0%	70	70	0.0%
Closed Sales	3	6	+ 100.0%	66	71	+ 7.6%
Median Sales Price*	\$680,000	\$580,000	- 14.7%	\$605,500	\$588,000	- 2.9%
Inventory of Homes for Sale	11	2	- 81.8%	--	--	--
Months Supply of Inventory	1.9	0.3	- 84.2%	--	--	--
Cumulative Days on Market Until Sale	73	30	- 58.9%	31	34	+ 9.7%
Percent of Original List Price Received*	91.8%	102.8%	+ 12.0%	102.4%	101.4%	- 1.0%
New Listings	4	2	- 50.0%	90	70	- 22.2%

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

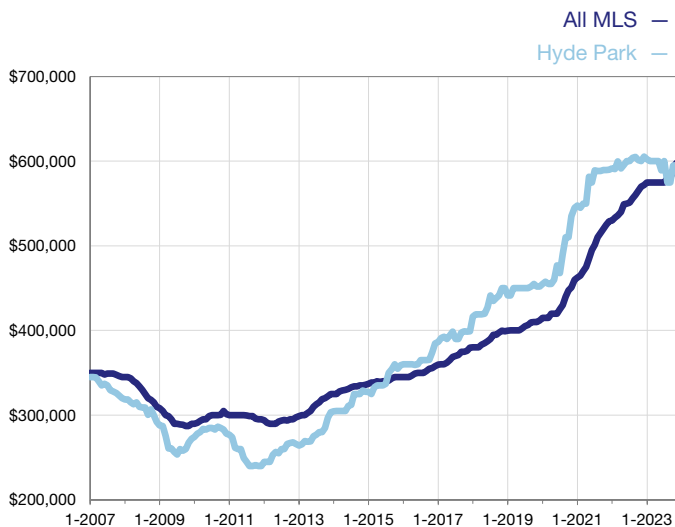
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	1	0.0%	30	16	- 46.7%
Closed Sales	3	0	- 100.0%	35	14	- 60.0%
Median Sales Price*	\$320,000	\$0	- 100.0%	\$429,000	\$302,000	- 29.6%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.3	1.4	+ 366.7%	--	--	--
Cumulative Days on Market Until Sale	25	0	- 100.0%	35	41	+ 17.1%
Percent of Original List Price Received*	97.1%	0.0%	- 100.0%	101.8%	99.3%	- 2.5%
New Listings	0	2	--	33	24	- 27.3%

* 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

