

Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hyde Park

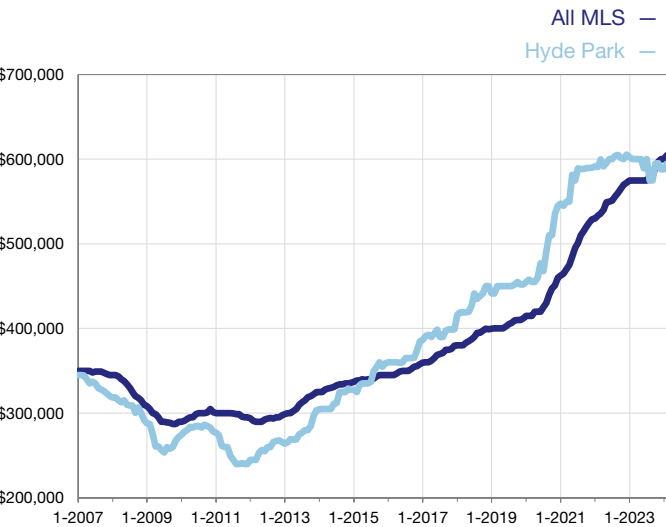
Single-Family Properties				February			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				7	8	+ 14.3%	13	14	+ 7.7%
Closed Sales				8	2	- 75.0%	13	5	- 61.5%
Median Sales Price*				\$550,000	\$444,500	- 19.2%	\$560,000	\$540,000	- 3.6%
Inventory of Homes for Sale				8	4	- 50.0%	--	--	--
Months Supply of Inventory				1.3	0.7	- 46.2%	--	--	--
Cumulative Days on Market Until Sale				35	17	- 51.4%	32	20	- 37.5%
Percent of Original List Price Received*				98.9%	104.6%	+ 5.8%	97.4%	108.9%	+ 11.8%
New Listings				4	5	+ 25.0%	10	15	+ 50.0%

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

Condominium Properties				February			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				0	1	--	1	2	+ 100.0%
Closed Sales				1	2	+ 100.0%	1	3	+ 200.0%
Median Sales Price*				\$435,000	\$327,500	- 24.7%	\$435,000	\$428,000	- 1.6%
Inventory of Homes for Sale				3	1	- 66.7%	--	--	--
Months Supply of Inventory				1.0	0.7	- 30.0%	--	--	--
Cumulative Days on Market Until Sale				9	38	+ 322.2%	9	29	+ 222.2%
Percent of Original List Price Received*				100.0%	96.4%	- 3.6%	100.0%	97.5%	- 2.5%
New Listings				1	1	0.0%	4	3	- 25.0%

* 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

