

Local Market Update – May 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hubbardston

Single-Family Properties

Key Metrics	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	4	4	0.0%	14	20	+ 42.9%
Closed Sales	3	3	0.0%	9	13	+ 44.4%
Median Sales Price*	\$385,000	\$510,000	+ 32.5%	\$425,000	\$440,000	+ 3.5%
Inventory of Homes for Sale	6	5	- 16.7%	--	--	--
Months Supply of Inventory	1.6	1.5	- 6.3%	--	--	--
Cumulative Days on Market Until Sale	21	54	+ 157.1%	30	54	+ 80.0%
Percent of Original List Price Received*	99.4%	97.8%	- 1.6%	98.2%	99.5%	+ 1.3%
New Listings	4	6	+ 50.0%	15	22	+ 46.7%

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

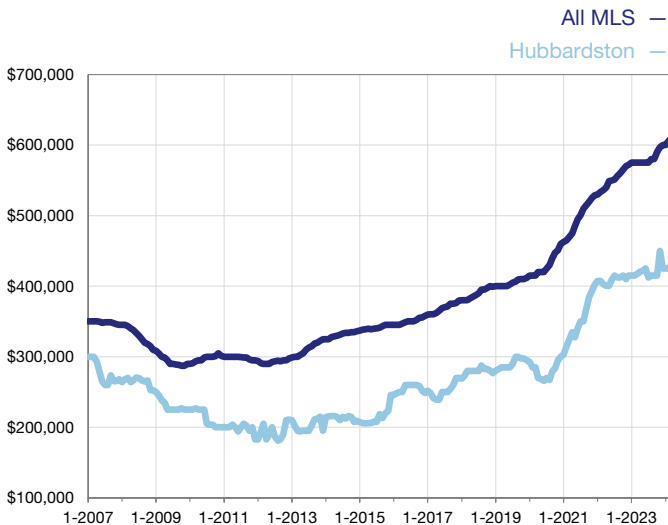
Condominium Properties

Key Metrics	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	0	--	1	1	0.0%
Closed Sales	0	0	--	2	1	- 50.0%
Median Sales Price*	\$0	\$0	--	\$314,500	\$395,000	+ 25.6%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.8	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	60	5	- 91.7%
Percent of Original List Price Received*	0.0%	0.0%	--	97.9%	105.3%	+ 7.6%
New Listings	1	0	- 100.0%	1	1	0.0%

* 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

