

# Local Market Update – July 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Hyde Park

### Single-Family Properties

Key Metrics	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	1	8	+ 700.0%	42	39	- 7.1%
Closed Sales	6	6	0.0%	49	35	- 28.6%
Median Sales Price*	\$642,500	<b>\$580,000</b>	- 9.7%	\$575,000	<b>\$675,000</b>	+ 17.4%
Inventory of Homes for Sale	15	4	- 73.3%	--	--	--
Months Supply of Inventory	2.6	<b>0.8</b>	- 69.2%	--	--	--
Cumulative Days on Market Until Sale	22	<b>22</b>	0.0%	34	<b>26</b>	- 23.5%
Percent of Original List Price Received*	106.1%	<b>101.2%</b>	- 4.6%	101.1%	<b>104.1%</b>	+ 3.0%
New Listings	8	8	0.0%	48	42	- 12.5%

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

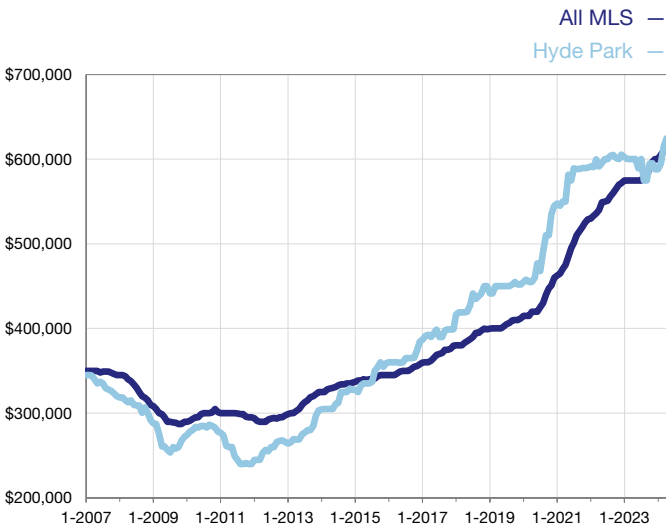
### Condominium Properties

Key Metrics	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	2	3	+ 50.0%	8	13	+ 62.5%
Closed Sales	1	1	0.0%	5	11	+ 120.0%
Median Sales Price*	\$277,000	<b>\$351,888</b>	+ 27.0%	\$277,000	<b>\$428,000</b>	+ 54.5%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	2.2	<b>1.1</b>	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	31	<b>32</b>	+ 3.2%	31	<b>22</b>	- 29.0%
Percent of Original List Price Received*	104.5%	<b>96.2%</b>	- 7.9%	100.2%	<b>101.1%</b>	+ 0.9%
New Listings	3	3	0.0%	14	16	+ 14.3%

\* 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

