

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hyde Park

Single-Family Properties

Key Metrics	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	5	6	+ 20.0%	56	50	- 10.7%
Closed Sales	8	2	- 75.0%	59	43	- 27.1%
Median Sales Price*	\$595,250	\$532,500	- 10.5%	\$588,000	\$665,000	+ 13.1%
Inventory of Homes for Sale	9	3	- 66.7%	--	--	--
Months Supply of Inventory	1.4	0.6	- 57.1%	--	--	--
Cumulative Days on Market Until Sale	24	21	- 12.5%	33	24	- 27.3%
Percent of Original List Price Received*	103.7%	89.5%	- 13.7%	101.2%	103.7%	+ 2.5%
New Listings	9	5	- 44.4%	61	54	- 11.5%

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

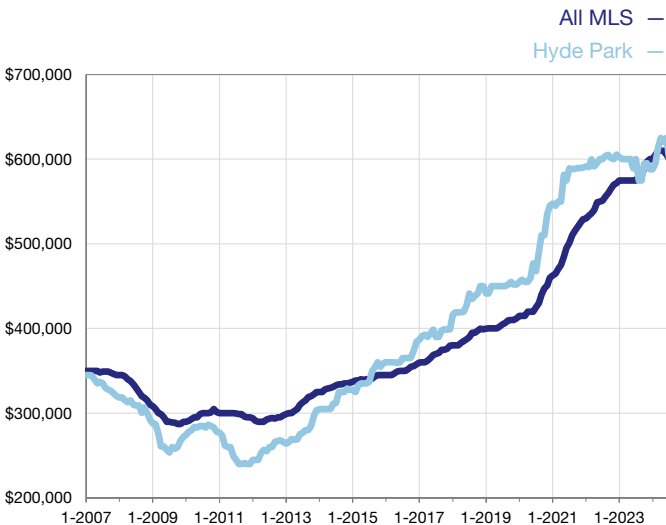
Condominium Properties

Key Metrics	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	3	0	- 100.0%	12	14	+ 16.7%
Closed Sales	2	2	0.0%	9	14	+ 55.6%
Median Sales Price*	\$377,500	\$392,500	+ 4.0%	\$320,000	\$431,500	+ 34.8%
Inventory of Homes for Sale	4	6	+ 50.0%	--	--	--
Months Supply of Inventory	2.8	3.7	+ 32.1%	--	--	--
Cumulative Days on Market Until Sale	64	23	- 64.1%	38	22	- 42.1%
Percent of Original List Price Received*	97.6%	102.4%	+ 4.9%	100.2%	101.4%	+ 1.2%
New Listings	3	5	+ 66.7%	19	23	+ 21.1%

* 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

