

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hyde Park

Single-Family Properties

| Key Metrics | October | | | Year to Date | | |
|--|-----------|------------------|----------|--------------|------------------|---------|
| | 2023 | 2024 | + / - | 2023 | 2024 | + / - |
| Pending Sales | 4 | 4 | 0.0% | 60 | 53 | - 11.7% |
| Closed Sales | 4 | 10 | + 150.0% | 63 | 53 | - 15.9% |
| Median Sales Price* | \$699,500 | \$675,000 | - 3.5% | \$595,000 | \$665,000 | + 11.8% |
| Inventory of Homes for Sale | 7 | 6 | - 14.3% | -- | -- | -- |
| Months Supply of Inventory | 1.2 | 1.2 | 0.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 48 | 31 | - 35.4% | 34 | 25 | - 26.5% |
| Percent of Original List Price Received* | 99.6% | 102.9% | + 3.3% | 101.1% | 103.6% | + 2.5% |
| New Listings | 3 | 6 | + 100.0% | 64 | 60 | - 6.3% |

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

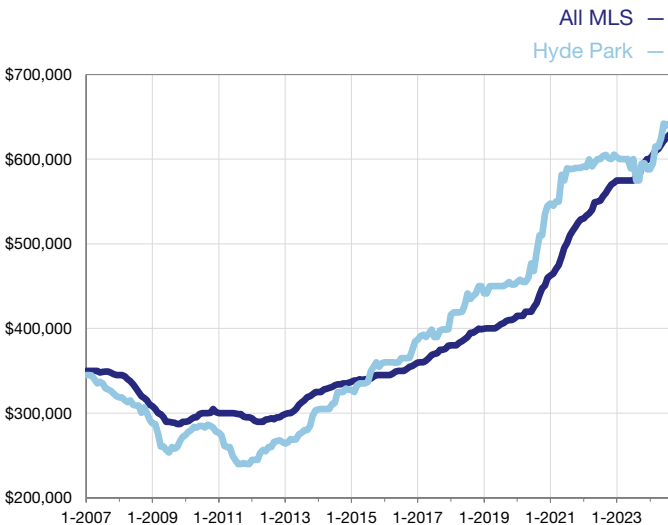
Condominium Properties

| Key Metrics | October | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|---------|
| | 2023 | 2024 | + / - | 2023 | 2024 | + / - |
| Pending Sales | 2 | 3 | + 50.0% | 14 | 18 | + 28.6% |
| Closed Sales | 2 | 1 | - 50.0% | 11 | 15 | + 36.4% |
| Median Sales Price* | \$354,950 | \$320,000 | - 9.8% | \$320,000 | \$428,000 | + 33.8% |
| Inventory of Homes for Sale | 5 | 4 | - 20.0% | -- | -- | -- |
| Months Supply of Inventory | 3.2 | 2.4 | - 25.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 19 | 23 | + 21.1% | 35 | 22 | - 37.1% |
| Percent of Original List Price Received* | 100.8% | 98.5% | - 2.3% | 100.3% | 101.2% | + 0.9% |
| New Listings | 3 | 3 | 0.0% | 22 | 26 | + 18.2% |

* 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

