

Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hyde Park

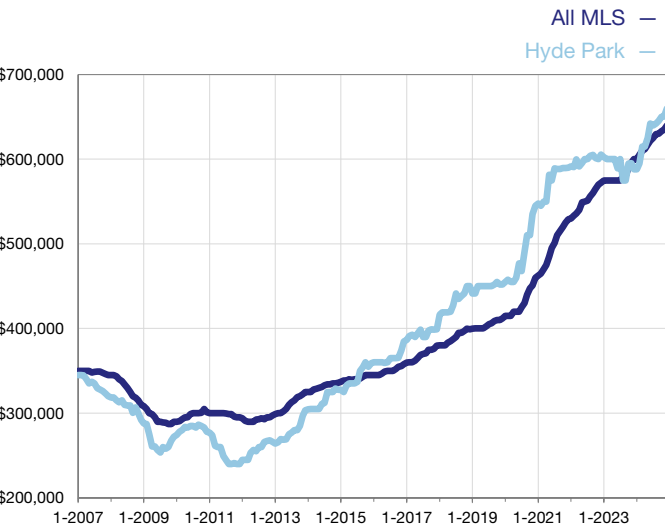
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	2	5	+ 150.0%	67	60	- 10.4%
Closed Sales	6	5	- 16.7%	71	61	- 14.1%
Median Sales Price*	\$580,000	\$650,000	+ 12.1%	\$588,000	\$660,000	+ 12.2%
Inventory of Homes for Sale	5	2	- 60.0%	--	--	--
Months Supply of Inventory	0.9	0.4	- 55.6%	--	--	--
Cumulative Days on Market Until Sale	30	24	- 20.0%	34	25	- 26.5%
Percent of Original List Price Received*	102.8%	103.1%	+ 0.3%	101.4%	103.6%	+ 2.2%
New Listings	2	0	- 100.0%	70	65	- 7.1%

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

Condominium Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	2	+ 100.0%	16	20	+ 25.0%
Closed Sales	0	2	--	14	20	+ 42.9%
Median Sales Price*	\$0	\$470,000	--	\$302,000	\$431,500	+ 42.9%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	2.1	1.1	- 47.6%	--	--	--
Cumulative Days on Market Until Sale	0	75	--	41	27	- 34.1%
Percent of Original List Price Received*	0.0%	92.9%	--	99.3%	100.6%	+ 1.3%
New Listings	2	1	- 50.0%	24	27	+ 12.5%

* 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

