

Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hyde Park

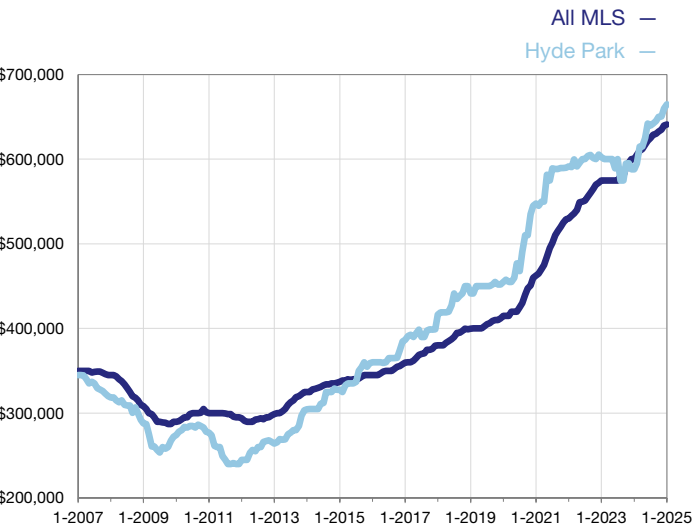
Single-Family Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	6	1	- 83.3%	6	1	- 83.3%
Closed Sales	3	3	0.0%	3	3	0.0%
Median Sales Price*	\$575,000	\$705,000	+ 22.6%	\$575,000	\$705,000	+ 22.6%
Inventory of Homes for Sale	9	6	- 33.3%	--	--	--
Months Supply of Inventory	1.6	1.3	- 18.8%	--	--	--
Cumulative Days on Market Until Sale	21	30	+ 42.9%	21	30	+ 42.9%
Percent of Original List Price Received*	111.7%	98.5%	- 11.8%	111.7%	98.5%	- 11.8%
New Listings	10	6	- 40.0%	10	6	- 40.0%

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

Condominium Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	1	1	0.0%	1	1	0.0%
Closed Sales	1	1	0.0%	1	1	0.0%
Median Sales Price*	\$428,000	\$333,000	- 22.2%	\$428,000	\$333,000	- 22.2%
Inventory of Homes for Sale	4	4	0.0%	--	--	--
Months Supply of Inventory	2.8	2.2	- 21.4%	--	--	--
Cumulative Days on Market Until Sale	11	5	- 54.5%	11	5	- 54.5%
Percent of Original List Price Received*	99.5%	104.7%	+ 5.2%	99.5%	104.7%	+ 5.2%
New Listings	2	2	0.0%	2	2	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

