

# Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Hyde Park

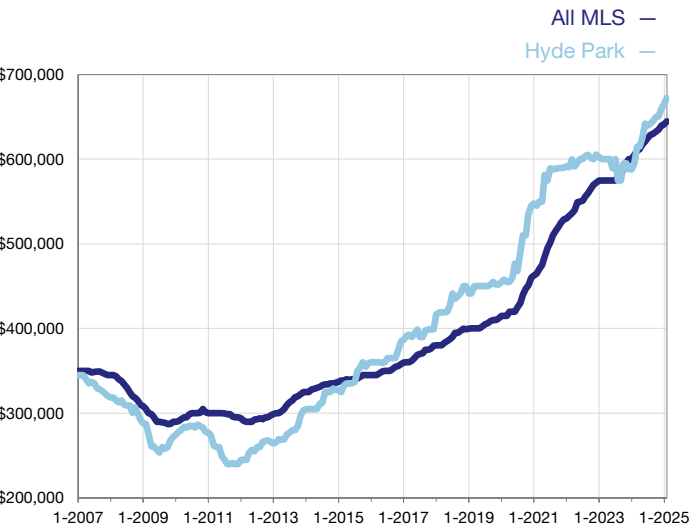
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	4	3	- 25.0%	10	4	- 60.0%
Closed Sales	2	1	- 50.0%	5	4	- 20.0%
Median Sales Price*	\$444,500	\$675,000	+ 51.9%	\$540,000	\$690,000	+ 27.8%
Inventory of Homes for Sale	8	7	- 12.5%	--	--	--
Months Supply of Inventory	1.5	1.6	+ 6.7%	--	--	--
Cumulative Days on Market Until Sale	17	15	- 11.8%	20	27	+ 35.0%
Percent of Original List Price Received*	104.6%	100.0%	- 4.4%	108.9%	98.9%	- 9.2%
New Listings	5	7	+ 40.0%	15	12	- 20.0%

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

Condominium Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	1	3	+ 200.0%	2	3	+ 50.0%
Closed Sales	2	0	- 100.0%	3	1	- 66.7%
Median Sales Price*	\$327,500	\$0	- 100.0%	\$428,000	\$333,000	- 22.2%
Inventory of Homes for Sale	3	5	+ 66.7%	--	--	--
Months Supply of Inventory	2.1	2.4	+ 14.3%	--	--	--
Cumulative Days on Market Until Sale	38	0	- 100.0%	29	5	- 82.8%
Percent of Original List Price Received*	96.4%	0.0%	- 100.0%	97.5%	104.7%	+ 7.4%
New Listings	1	4	+ 300.0%	3	6	+ 100.0%

\* 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

