

# Local Market Update – April 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Hyde Park

### Single-Family Properties

Key Metrics	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	6	7	+ 16.7%	22	13	- 40.9%
Closed Sales	5	1	- 80.0%	17	9	- 47.1%
Median Sales Price*	\$590,000	\$1,375,000	+ 133.1%	\$630,000	\$705,000	+ 11.9%
Inventory of Homes for Sale	3	9	+ 200.0%	--	--	--
Months Supply of Inventory	0.6	1.9	+ 216.7%	--	--	--
Cumulative Days on Market Until Sale	12	61	+ 408.3%	25	27	+ 8.0%
Percent of Original List Price Received*	103.1%	100.0%	- 3.0%	104.6%	102.0%	- 2.5%
New Listings	4	9	+ 125.0%	23	24	+ 4.3%

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

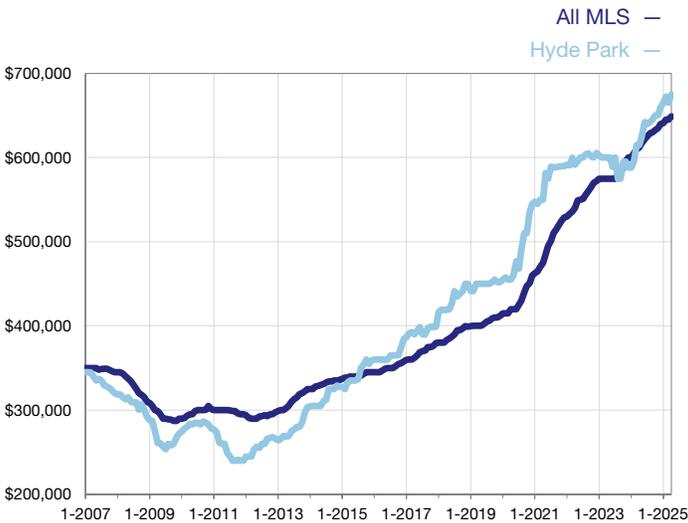
### Condominium Properties

Key Metrics	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	2	6	+ 200.0%	7	11	+ 57.1%
Closed Sales	1	3	+ 200.0%	6	6	0.0%
Median Sales Price*	\$579,000	\$350,000	- 39.6%	\$431,500	\$405,000	- 6.1%
Inventory of Homes for Sale	2	4	+ 100.0%	--	--	--
Months Supply of Inventory	1.2	1.7	+ 41.7%	--	--	--
Cumulative Days on Market Until Sale	12	66	+ 450.0%	22	41	+ 86.4%
Percent of Original List Price Received*	99.8%	96.1%	- 3.7%	100.9%	99.2%	- 1.7%
New Listings	3	6	+ 100.0%	8	14	+ 75.0%

\* 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

