

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hyde Park

Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	2	5	+ 150.0%	2	8	+ 300.0%
Closed Sales	1	3	+ 200.0%	4	5	+ 25.0%
Median Sales Price*	\$675,000	\$670,000	- 0.7%	\$690,000	\$670,000	- 2.9%
Inventory of Homes for Sale	9	7	- 22.2%	--	--	--
Months Supply of Inventory	1.9	1.5	- 21.1%	--	--	--
Cumulative Days on Market Until Sale	15	32	+ 113.3%	27	28	+ 3.7%
Percent of Original List Price Received*	100.0%	106.0%	+ 6.0%	98.9%	104.4%	+ 5.6%
New Listings	6	3	- 50.0%	11	11	0.0%

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

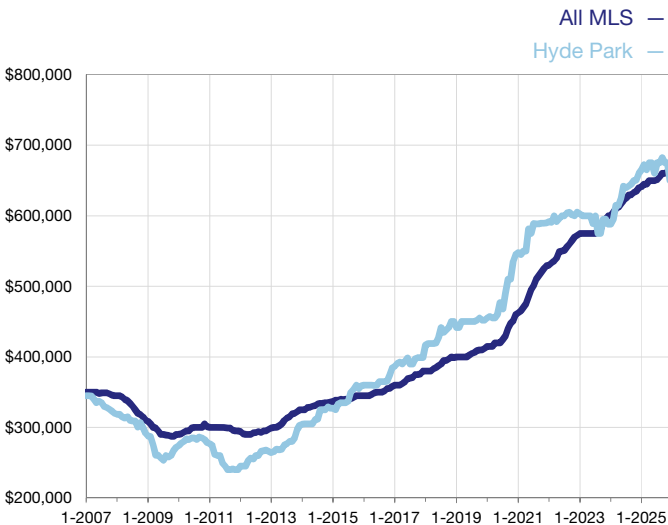
Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	2	4	+ 100.0%	2	7	+ 250.0%
Closed Sales	0	2	--	1	4	+ 300.0%
Median Sales Price*	\$0	\$530,000	--	\$333,000	\$630,000	+ 89.2%
Inventory of Homes for Sale	8	6	- 25.0%	--	--	--
Months Supply of Inventory	4.0	2.1	- 47.5%	--	--	--
Cumulative Days on Market Until Sale	0	17	--	5	62	+ 1,140.0%
Percent of Original List Price Received*	0.0%	101.0%	--	104.7%	98.1%	- 6.3%
New Listings	4	4	0.0%	6	6	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

