

# Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Hyde Park

### Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	5	8	+ 60.0%	11	22	+ 100.0%
Closed Sales	1	9	+ 800.0%	9	19	+ 111.1%
Median Sales Price*	\$1,375,000	<b>\$658,000</b>	- 52.1%	\$705,000	<b>\$658,000</b>	- 6.7%
Inventory of Homes for Sale	11	7	- 36.4%	--	--	--
Months Supply of Inventory	2.5	1.4	- 44.0%	--	--	--
Cumulative Days on Market Until Sale	61	41	- 32.8%	27	37	+ 37.0%
Percent of Original List Price Received*	100.0%	96.8%	- 3.2%	102.0%	98.9%	- 3.0%
New Listings	9	9	0.0%	24	26	+ 8.3%

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

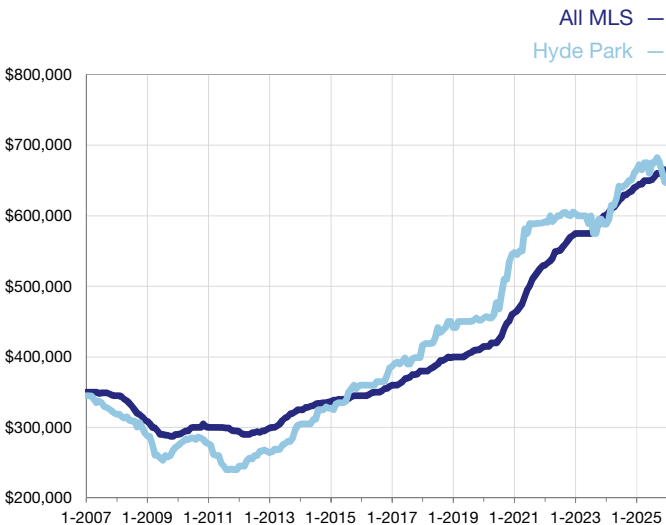
### Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	4	6	+ 50.0%	9	12	+ 33.3%
Closed Sales	3	2	- 33.3%	6	7	+ 16.7%
Median Sales Price*	\$350,000	<b>\$800,000</b>	+ 128.6%	\$405,000	<b>\$725,000</b>	+ 79.0%
Inventory of Homes for Sale	8	5	- 37.5%	--	--	--
Months Supply of Inventory	3.6	1.7	- 52.8%	--	--	--
Cumulative Days on Market Until Sale	66	163	+ 147.0%	41	85	+ 107.3%
Percent of Original List Price Received*	96.1%	98.1%	+ 2.1%	99.2%	98.4%	- 0.8%
New Listings	6	4	- 33.3%	14	12	- 14.3%

\* 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

