Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Hyde Park

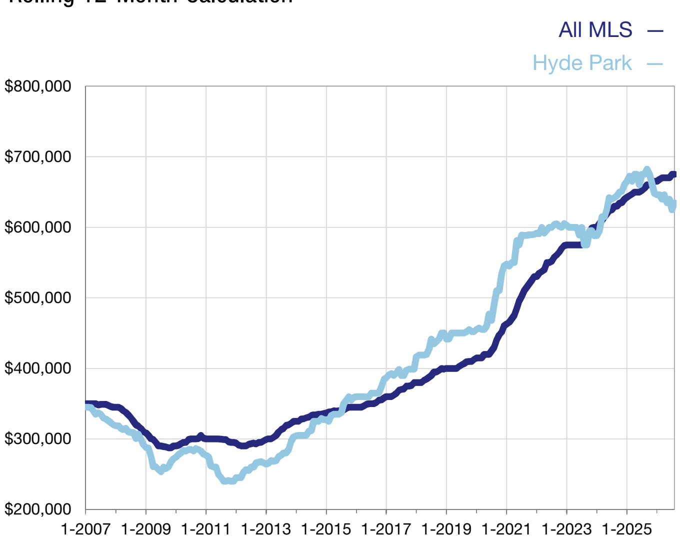
Single-Family Properties	August			Year to Date		
Key Metrics	2025	2026	+ / –	2025	2026	+ / –
Pending Sales	3	**8**	+ 166.7%	36	**50**	+ 38.9%
Closed Sales	6	**5**	- 16.7%	33	**43**	+ 30.3%
Median Sales Price*	$633,000	**$702,500**	+ 11.0%	$705,000	**$650,000**	- 7.8%
Inventory of Homes for Sale	4	**12**	+ 200.0%	--	--	--
Months Supply of Inventory	0.8	**2.3**	+ 187.5%	--	--	--
Cumulative Days on Market Until Sale	49	**47**	- 4.1%	35	**41**	+ 17.1%
Percent of Original List Price Received*	96.3%	**97.8%**	+ 1.6%	103.1%	**99.5%**	- 3.5%
New Listings	2	**10**	+ 400.0%	46	**65**	+ 41.3%

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

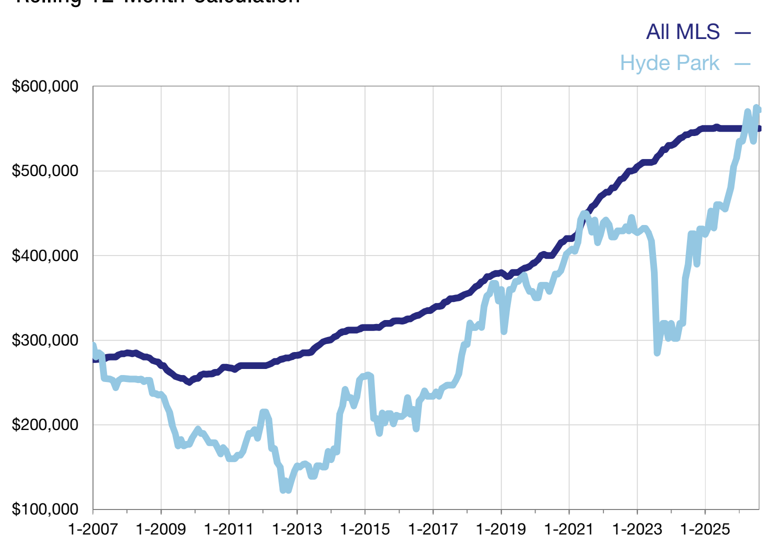
Condominium Properties	August			Year to Date		
Key Metrics	2025	2026	+ / –	2025	2026	+ / –
Pending Sales	2	**3**	+ 50.0%	21	**22**	+ 4.8%
Closed Sales	2	**2**	0.0%	21	**18**	- 14.3%
Median Sales Price*	$466,250	**$302,500**	- 35.1%	$480,000	**$591,000**	+ 23.1%
Inventory of Homes for Sale	7	**8**	+ 14.3%	--	--	--
Months Supply of Inventory	2.6	**2.7**	+ 3.8%	--	--	--
Cumulative Days on Market Until Sale	46	**32**	- 30.4%	46	**62**	+ 34.8%
Percent of Original List Price Received*	101.2%	**94.4%**	- 6.7%	98.3%	**97.9%**	- 0.4%
New Listings	3	**6**	+ 100.0%	30	**34**	+ 13.3%

* 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



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