Local Market Update – October 2026

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

Hyde Park

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	4	**10**	+ 150.0%	41	**63**	+ 53.7%
Closed Sales	1	**2**	+ 100.0%	39	**53**	+ 35.9%
Median Sales Price*	$589,900	**$754,000**	+ 27.8%	$700,000	**$650,000**	- 7.1%
Inventory of Homes for Sale	15	**17**	+ 13.3%	--	--	--
Months Supply of Inventory	3.4	**2.9**	- 14.7%	--	--	--
Cumulative Days on Market Until Sale	26	**53**	+ 103.8%	34	**42**	+ 23.5%
Percent of Original List Price Received*	98.3%	**99.0%**	+ 0.7%	103.0%	**99.6%**	- 3.3%
New Listings	7	**12**	+ 71.4%	63	**88**	+ 39.7%

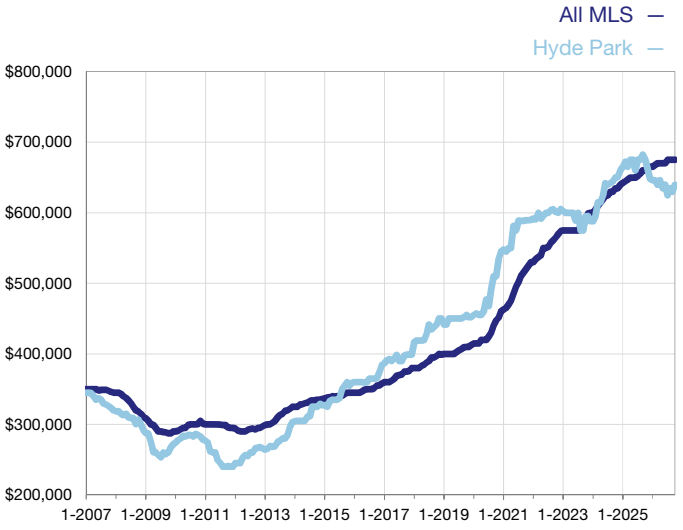
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

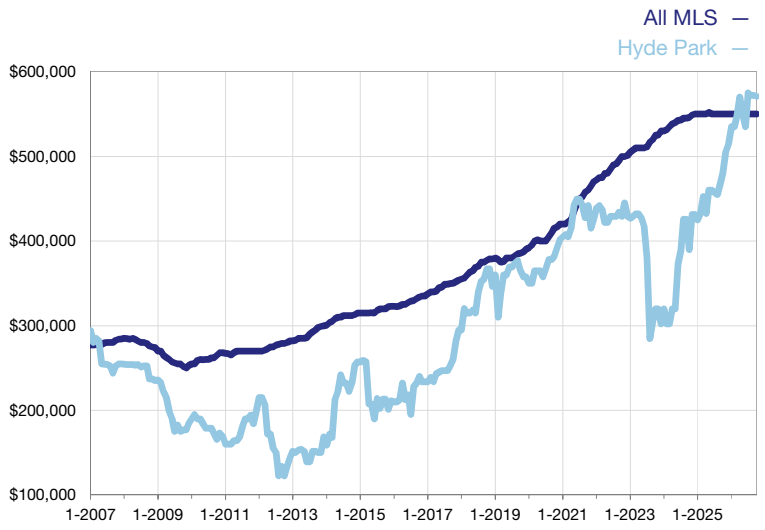
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	1	**3**	+ 200.0%	25	**25**	0.0%
Closed Sales	2	**1**	- 50.0%	26	**20**	- 23.1%
Median Sales Price*	$528,500	**$425,000**	- 19.6%	$493,500	**$561,000**	+ 13.7%
Inventory of Homes for Sale	8	**12**	+ 50.0%	--	--	--
Months Supply of Inventory	3.0	**4.2**	+ 40.0%	--	--	--
Cumulative Days on Market Until Sale	85	**81**	- 4.7%	50	**61**	+ 22.0%
Percent of Original List Price Received*	104.8%	**100.0%**	- 4.6%	98.5%	**97.0%**	- 1.5%
New Listings	4	**4**	0.0%	37	**43**	+ 16.2%

* 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



MASSACHUSETTS ASSOCIATION OF REALTORS®

All data from the Berkshire County MLS, Cape Cod & Islands Association of REALTORS®, Inc. and MLS Property Information Network, Inc. | Provided by MAR. | Copyright ShowingTime Plus, LLC.