Local Market Update – December 2019

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

Hull

Single-Family Properties	December			Year to Date		
Key Metrics	**2018**	**2019**	**+ / –**	**2018**	**2019**	**+ / –**
Pending Sales	8	**4**	- 50.0%	141	**154**	+ 9.2%
Closed Sales	12	**10**	- 16.7%	136	**158**	+ 16.2%
Median Sales Price*	$366,250	**$604,500**	+ 65.1%	$410,250	**$432,500**	+ 5.4%
Inventory of Homes for Sale	45	**25**	- 44.4%	--	--	--
Months Supply of Inventory	4.0	**1.9**	- 52.5%	--	--	--
Cumulative Days on Market Until Sale	69	**76**	+ 10.1%	62	**68**	+ 9.7%
Percent of Original List Price Received*	89.7%	**95.5%**	+ 6.5%	93.8%	**92.8%**	- 1.1%
New Listings	9	**6**	- 33.3%	244	**218**	- 10.7%

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

Condominium Properties	December			Year to Date		
Key Metrics	**2018**	**2019**	**+ / –**	**2018**	**2019**	**+ / –**
Pending Sales	4	**3**	- 25.0%	70	**69**	- 1.4%
Closed Sales	4	**1**	- 75.0%	69	**64**	- 7.2%
Median Sales Price*	$318,000	**$300,000**	- 5.7%	$350,000	**$294,250**	- 15.9%
Inventory of Homes for Sale	19	**18**	- 5.3%	--	--	--
Months Supply of Inventory	3.3	**3.4**	+ 3.0%	--	--	--
Cumulative Days on Market Until Sale	32	**128**	+ 300.0%	66	**87**	+ 31.8%
Percent of Original List Price Received*	96.5%	**87.0%**	- 9.8%	96.2%	**93.6%**	- 2.7%
New Listings	6	**2**	- 66.7%	109	**110**	+ 0.9%

* 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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