Local Market Update – July 2020

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

Hamilton

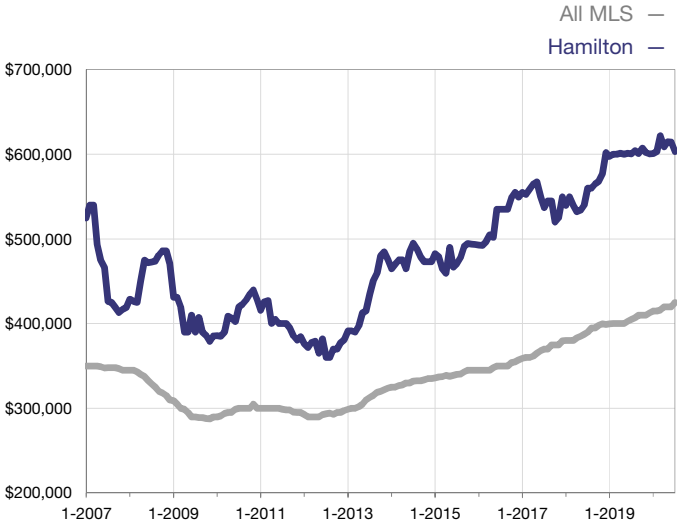
Single-Family Properties	July			Year to Date		
Key Metrics	**2019**	**2020**	**+ / –**	**2019**	**2020**	**+ / –**
Pending Sales	9	**13**	+ 44.4%	58	**61**	+ 5.2%
Closed Sales	12	**12**	0.0%	60	**49**	- 18.3%
Median Sales Price*	$644,500	**$542,000**	- 15.9%	$600,500	**$615,000**	+ 2.4%
Inventory of Homes for Sale	30	**22**	- 26.7%	--	--	--
Months Supply of Inventory	3.5	**3.0**	- 14.3%	--	--	--
Cumulative Days on Market Until Sale	97	**47**	- 51.5%	75	**58**	- 22.7%
Percent of Original List Price Received*	95.5%	**98.8%**	+ 3.5%	96.3%	**97.7%**	+ 1.5%
New Listings	12	**15**	+ 25.0%	86	**79**	- 8.1%

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

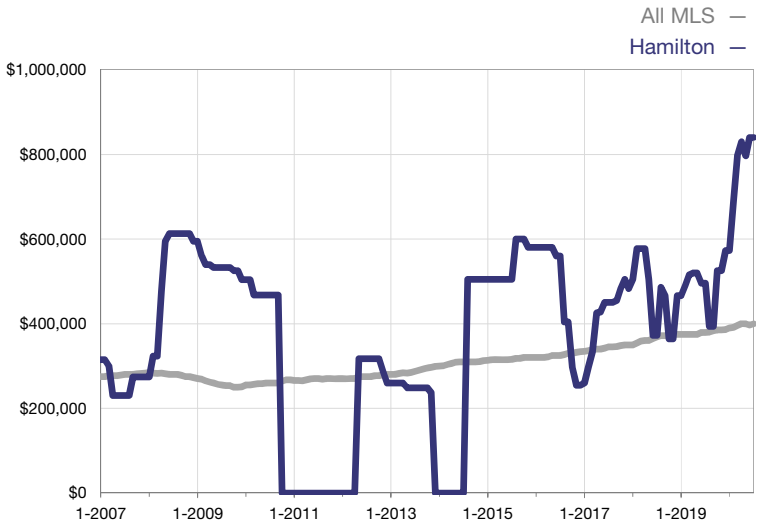
Condominium Properties	July			Year to Date		
Key Metrics	**2019**	**2020**	**+ / –**	**2019**	**2020**	**+ / –**
Pending Sales	1	**2**	+ 100.0%	5	**5**	0.0%
Closed Sales	0	**0**	--	3	**7**	+ 133.3%
Median Sales Price*	$0	**$0**	--	$525,000	**$863,241**	+ 64.4%
Inventory of Homes for Sale	5	**5**	0.0%	--	--	--
Months Supply of Inventory	4.2	**3.0**	- 28.6%	--	--	--
Cumulative Days on Market Until Sale	0	**0**	--	40	**44**	+ 10.0%
Percent of Original List Price Received*	0.0%	**0.0%**	--	98.5%	**107.9%**	+ 9.5%
New Listings	5	**0**	- 100.0%	12	**6**	- 50.0%

* 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



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