Local Market Update – September 2021

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

Hull

Single-Family Properties

	September			Year to Date		
Key Metrics	**2020**	**2021**	**+ / –**	**2020**	**2021**	**+ / –**
Pending Sales	13	**12**	- 7.7%	105	**109**	+ 3.8%
Closed Sales	13	**12**	- 7.7%	88	**105**	+ 19.3%
Median Sales Price*	$470,000	**$667,500**	+ 42.0%	$471,000	**$601,000**	+ 27.6%
Inventory of Homes for Sale	33	**24**	- 27.3%	--	--	--
Months Supply of Inventory	3.3	**2.0**	- 39.4%	--	--	--
Cumulative Days on Market Until Sale	56	**59**	+ 5.4%	65	**34**	- 47.7%
Percent of Original List Price Received*	97.8%	**104.1%**	+ 6.4%	96.0%	**101.6%**	+ 5.8%
New Listings	23	**18**	- 21.7%	136	**133**	- 2.2%

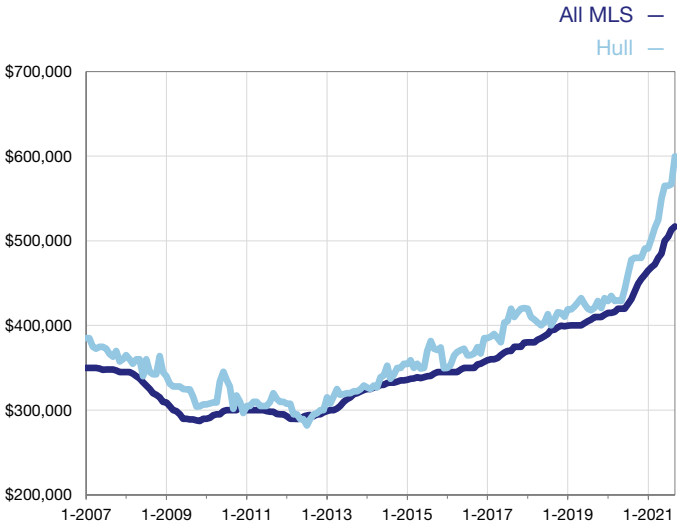
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

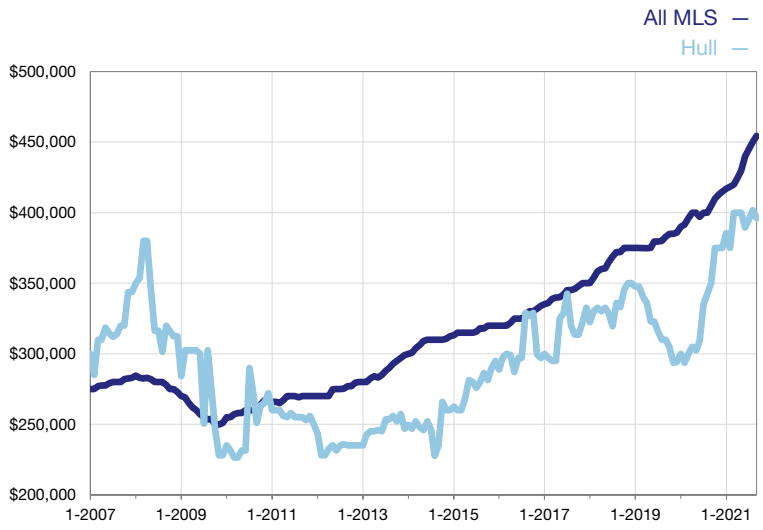
	September			Year to Date		
Key Metrics	**2020**	**2021**	**+ / –**	**2020**	**2021**	**+ / –**
Pending Sales	8	**8**	0.0%	60	**75**	+ 25.0%
Closed Sales	6	**12**	+ 100.0%	63	**66**	+ 4.8%
Median Sales Price*	$482,500	**$402,500**	- 16.6%	$375,000	**$396,000**	+ 5.6%
Inventory of Homes for Sale	18	**6**	- 66.7%	--	--	--
Months Supply of Inventory	3.0	**0.8**	- 73.3%	--	--	--
Cumulative Days on Market Until Sale	86	**65**	- 24.4%	99	**43**	- 56.6%
Percent of Original List Price Received*	93.2%	**96.4%**	+ 3.4%	96.2%	**98.4%**	+ 2.3%
New Listings	11	**9**	- 18.2%	72	**76**	+ 5.6%

* 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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