

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hamilton

Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	6	1	- 83.3%	116	85	- 26.7%
Closed Sales	10	4	- 60.0%	122	84	- 31.1%
Median Sales Price*	\$815,000	\$840,000	+ 3.1%	\$778,200	\$735,000	- 5.6%
Inventory of Homes for Sale	6	10	+ 66.7%	--	--	--
Months Supply of Inventory	0.6	1.4	+ 133.3%	--	--	--
Cumulative Days on Market Until Sale	27	45	+ 66.7%	45	29	- 35.6%
Percent of Original List Price Received*	100.2%	93.5%	- 6.7%	103.3%	103.9%	+ 0.6%
New Listings	4	3	- 25.0%	127	107	- 15.7%

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

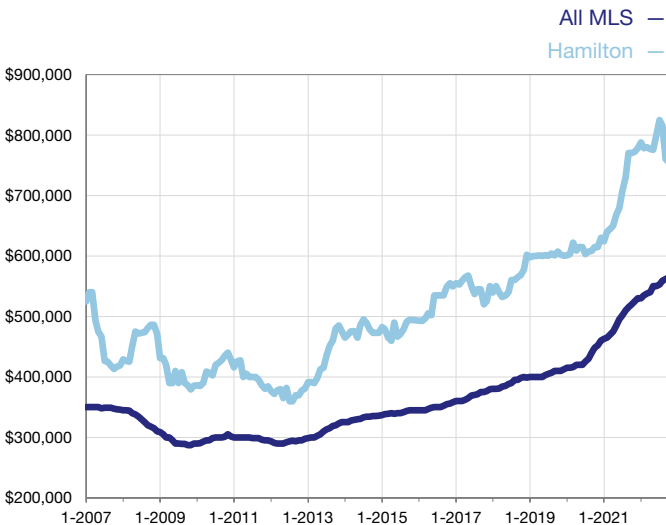
Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	0	0	--	15	6	- 60.0%
Closed Sales	2	0	- 100.0%	21	6	- 71.4%
Median Sales Price*	\$1,075,273	\$0	- 100.0%	\$866,140	\$895,000	+ 3.3%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.5	1.3	+ 160.0%	--	--	--
Cumulative Days on Market Until Sale	372	0	- 100.0%	73	81	+ 11.0%
Percent of Original List Price Received*	113.5%	0.0%	- 100.0%	106.3%	104.6%	- 1.6%
New Listings	1	1	0.0%	18	11	- 38.9%

* 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

