

# Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Hull

### Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	4	9	+ 125.0%	138	106	- 23.2%
Closed Sales	20	11	- 45.0%	144	107	- 25.7%
Median Sales Price*	\$465,000	\$515,000	+ 10.8%	\$552,500	\$595,000	+ 7.7%
Inventory of Homes for Sale	12	10	- 16.7%	--	--	--
Months Supply of Inventory	1.0	1.1	+ 10.0%	--	--	--
Cumulative Days on Market Until Sale	41	69	+ 68.3%	37	42	+ 13.5%
Percent of Original List Price Received*	94.5%	91.9%	- 2.8%	100.2%	98.6%	- 1.6%
New Listings	3	3	0.0%	164	137	- 16.5%

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

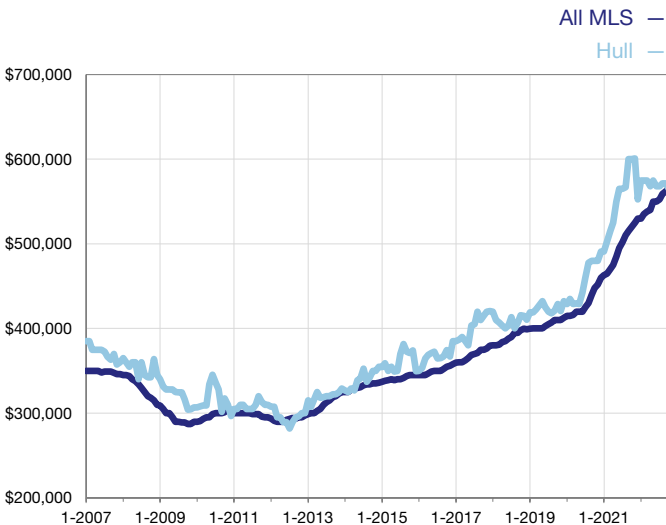
### Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	3	2	- 33.3%	85	58	- 31.8%
Closed Sales	6	3	- 50.0%	86	54	- 37.2%
Median Sales Price*	\$344,000	\$372,900	+ 8.4%	\$375,000	\$377,500	+ 0.7%
Inventory of Homes for Sale	12	4	- 66.7%	--	--	--
Months Supply of Inventory	1.7	0.8	- 52.9%	--	--	--
Cumulative Days on Market Until Sale	36	39	+ 8.3%	41	41	0.0%
Percent of Original List Price Received*	100.0%	99.2%	- 0.8%	98.7%	99.0%	+ 0.3%
New Listings	3	0	- 100.0%	94	69	- 26.6%

\* 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

