

# Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Hull

### Single-Family Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	8	+ 33.3%	11	13	+ 18.2%
Closed Sales	6	4	- 33.3%	14	6	- 57.1%
Median Sales Price*	\$564,000	<b>\$588,500</b>	+ 4.3%	\$571,500	<b>\$588,500</b>	+ 3.0%
Inventory of Homes for Sale	8	6	- 25.0%	--	--	--
Months Supply of Inventory	0.7	<b>0.7</b>	0.0%	--	--	--
Cumulative Days on Market Until Sale	62	<b>46</b>	- 25.8%	59	<b>51</b>	- 13.6%
Percent of Original List Price Received*	92.1%	<b>94.2%</b>	+ 2.3%	94.2%	<b>92.1%</b>	- 2.2%
New Listings	7	6	- 14.3%	9	12	+ 33.3%

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

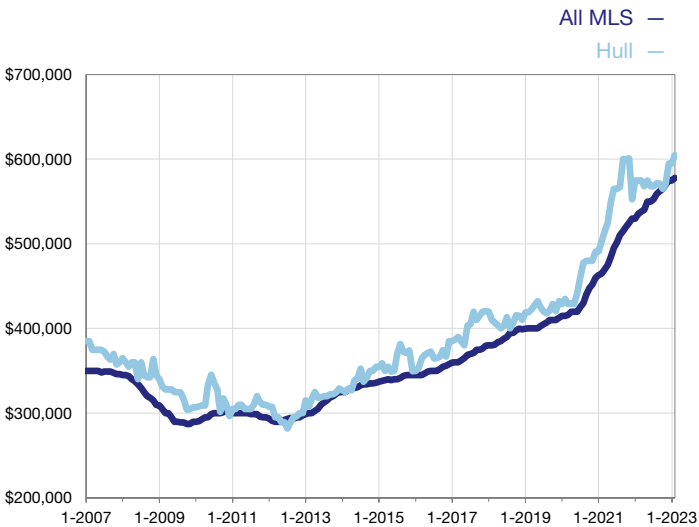
### Condominium Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	5	+ 25.0%	7	7	0.0%
Closed Sales	4	3	- 25.0%	4	6	+ 50.0%
Median Sales Price*	\$297,500	<b>\$470,000</b>	+ 58.0%	\$297,500	<b>\$397,500</b>	+ 33.6%
Inventory of Homes for Sale	11	7	- 36.4%	--	--	--
Months Supply of Inventory	1.7	<b>1.4</b>	- 17.6%	--	--	--
Cumulative Days on Market Until Sale	30	<b>48</b>	+ 60.0%	30	<b>48</b>	+ 60.0%
Percent of Original List Price Received*	106.8%	<b>98.0%</b>	- 8.2%	106.8%	<b>98.5%</b>	- 7.8%
New Listings	5	6	+ 20.0%	8	10	+ 25.0%

\* 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

