

Local Market Update – July 2018

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hull

Single-Family Properties

Key Metrics	July			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	13	16	+ 23.1%	77	87	+ 13.0%
Closed Sales	10	16	+ 60.0%	64	70	+ 9.4%
Median Sales Price*	\$387,000	\$422,500	+ 9.2%	\$398,675	\$387,625	- 2.8%
Inventory of Homes for Sale	47	57	+ 21.3%	--	--	--
Months Supply of Inventory	4.4	5.3	+ 20.5%	--	--	--
Cumulative Days on Market Until Sale	29	37	+ 27.6%	64	50	- 21.9%
Percent of Original List Price Received*	98.3%	95.4%	- 3.0%	97.4%	96.0%	- 1.4%
New Listings	11	20	+ 81.8%	123	152	+ 23.6%

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

Condominium Properties

Key Metrics	July			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	5	9	+ 80.0%	33	38	+ 15.2%
Closed Sales	6	6	0.0%	32	36	+ 12.5%
Median Sales Price*	\$313,850	\$255,000	- 18.8%	\$355,000	\$328,500	- 7.5%
Inventory of Homes for Sale	24	27	+ 12.5%	--	--	--
Months Supply of Inventory	5.3	5.8	+ 9.4%	--	--	--
Cumulative Days on Market Until Sale	59	77	+ 30.5%	84	72	- 14.3%
Percent of Original List Price Received*	96.9%	97.0%	+ 0.1%	94.2%	96.0%	+ 1.9%
New Listings	7	14	+ 100.0%	60	68	+ 13.3%

* 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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