Local Market Update – February 2021

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

Hull

Single-Family Properties

	February			Year to Date		
Key Metrics	**2020**	**2021**	**+ / –**	**2020**	**2021**	**+ / –**
Pending Sales	8	**8**	0.0%	13	**16**	+ 23.1%
Closed Sales	4	**5**	+ 25.0%	8	**15**	+ 87.5%
Median Sales Price*	$431,750	**$520,000**	+ 20.4%	$439,950	**$445,000**	+ 1.1%
Inventory of Homes for Sale	37	**13**	- 64.9%	--	--	--
Months Supply of Inventory	3.0	**1.1**	- 63.3%	--	--	--
Cumulative Days on Market Until Sale	80	**65**	- 18.8%	103	**44**	- 57.3%
Percent of Original List Price Received*	92.3%	**98.7%**	+ 6.9%	93.7%	**97.7%**	+ 4.3%
New Listings	20	**16**	- 20.0%	28	**20**	- 28.6%

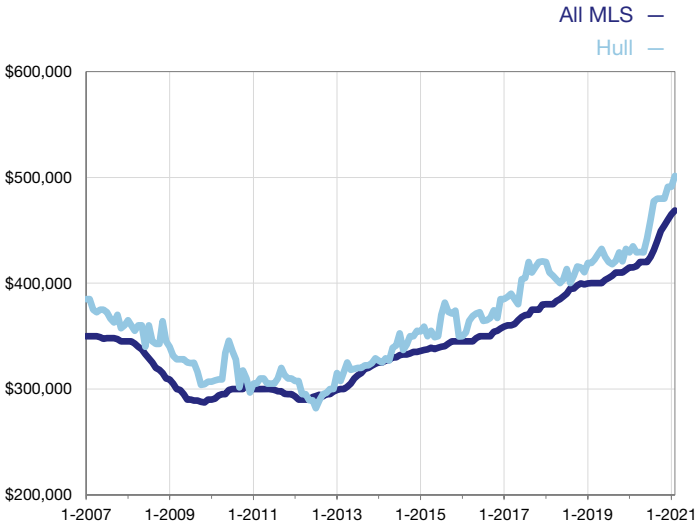
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

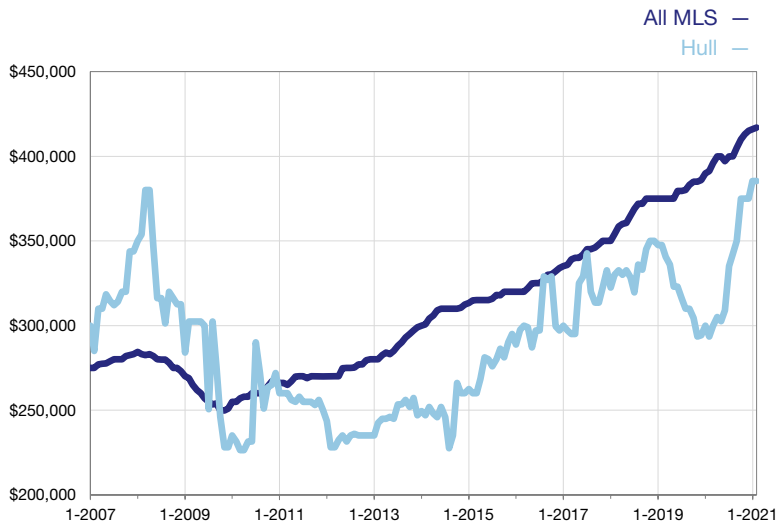
	February			Year to Date		
Key Metrics	**2020**	**2021**	**+ / –**	**2020**	**2021**	**+ / –**
Pending Sales	9	**9**	0.0%	13	**19**	+ 46.2%
Closed Sales	3	**4**	+ 33.3%	8	**5**	- 37.5%
Median Sales Price*	$230,000	**$249,500**	+ 8.5%	$274,950	**$280,000**	+ 1.8%
Inventory of Homes for Sale	13	**4**	- 69.2%	--	--	--
Months Supply of Inventory	2.5	**0.6**	- 76.0%	--	--	--
Cumulative Days on Market Until Sale	72	**60**	- 16.7%	85	**54**	- 36.5%
Percent of Original List Price Received*	96.0%	**90.6%**	- 5.6%	91.2%	**92.4%**	+ 1.3%
New Listings	7	**6**	- 14.3%	13	**15**	+ 15.4%

* 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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