

# Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Hamilton

### Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	4	11	+ 175.0%	21	36	+ 71.4%
Closed Sales	3	10	+ 233.3%	19	30	+ 57.9%
Median Sales Price*	\$499,000	<b>\$760,000</b>	+ 52.3%	\$615,000	<b>\$760,000</b>	+ 23.6%
Inventory of Homes for Sale	21	11	- 47.6%	--	--	--
Months Supply of Inventory	3.0	1.1	- 63.3%	--	--	--
Cumulative Days on Market Until Sale	36	39	+ 8.3%	82	63	- 23.2%
Percent of Original List Price Received*	101.2%	<b>106.0%</b>	+ 4.7%	93.8%	<b>101.3%</b>	+ 8.0%
New Listings	6	10	+ 66.7%	31	41	+ 32.3%

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

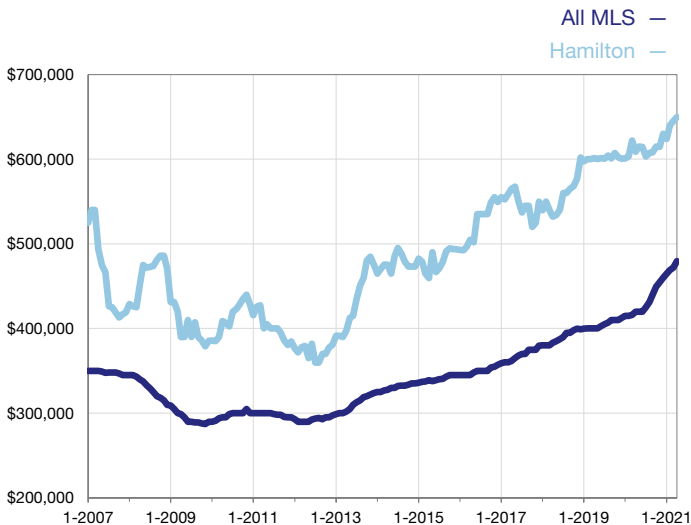
### Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	2	--	2	8	+ 300.0%
Closed Sales	0	1	--	3	3	0.0%
Median Sales Price*	\$0	<b>\$890,731</b>	--	\$863,241	<b>\$864,193</b>	+ 0.1%
Inventory of Homes for Sale	5	2	- 60.0%	--	--	--
Months Supply of Inventory	3.6	1.0	- 72.2%	--	--	--
Cumulative Days on Market Until Sale	0	48	--	48	145	+ 202.1%
Percent of Original List Price Received*	0.0%	<b>111.4%</b>	--	106.6%	<b>108.2%</b>	+ 1.5%
New Listings	0	3	--	2	10	+ 400.0%

\* 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

