

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hingham

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	14	29	+ 107.1%	69	94	+ 36.2%
Closed Sales	15	27	+ 80.0%	56	69	+ 23.2%
Median Sales Price*	\$835,000	\$1,075,000	+ 28.7%	\$782,000	\$1,150,000	+ 47.1%
Inventory of Homes for Sale	68	25	- 63.2%	--	--	--
Months Supply of Inventory	3.1	1.0	- 67.7%	--	--	--
Cumulative Days on Market Until Sale	37	22	- 40.5%	84	49	- 41.7%
Percent of Original List Price Received*	98.6%	102.8%	+ 4.3%	95.4%	99.0%	+ 3.8%
New Listings	18	39	+ 116.7%	116	113	- 2.6%

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

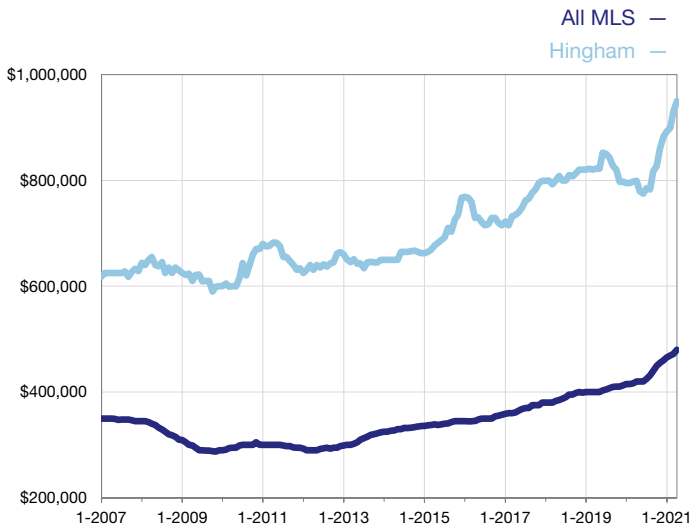
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	3	11	+ 266.7%	14	32	+ 128.6%
Closed Sales	2	9	+ 350.0%	15	23	+ 53.3%
Median Sales Price*	\$517,500	\$599,900	+ 15.9%	\$475,000	\$674,000	+ 41.9%
Inventory of Homes for Sale	20	13	- 35.0%	--	--	--
Months Supply of Inventory	3.0	2.2	- 26.7%	--	--	--
Cumulative Days on Market Until Sale	125	61	- 51.2%	113	83	- 26.5%
Percent of Original List Price Received*	95.2%	96.4%	+ 1.3%	93.8%	97.4%	+ 3.8%
New Listings	2	9	+ 350.0%	31	39	+ 25.8%

* 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

