

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hull

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	8	18	+ 125.0%	35	51	+ 45.7%
Closed Sales	10	11	+ 10.0%	28	33	+ 17.9%
Median Sales Price*	\$410,000	\$601,000	+ 46.6%	\$410,750	\$520,000	+ 26.6%
Inventory of Homes for Sale	28	11	- 60.7%	--	--	--
Months Supply of Inventory	2.3	1.0	- 56.5%	--	--	--
Cumulative Days on Market Until Sale	60	27	- 55.0%	90	34	- 62.2%
Percent of Original List Price Received*	95.7%	100.0%	+ 4.5%	95.4%	99.9%	+ 4.7%
New Listings	6	20	+ 233.3%	50	54	+ 8.0%

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

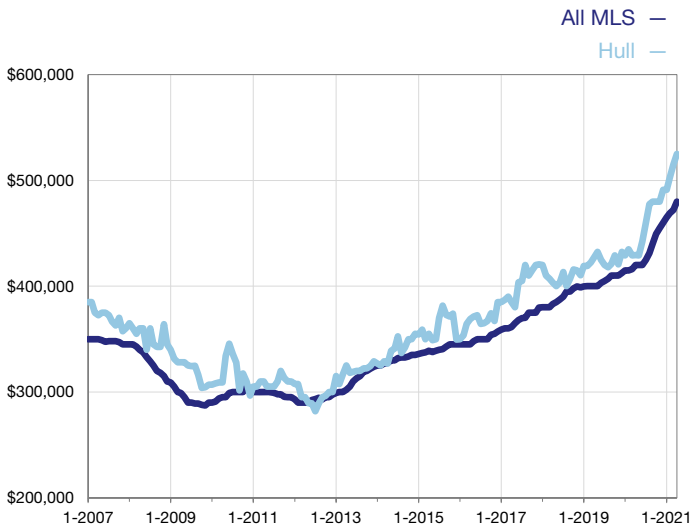
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	4	9	+ 125.0%	20	35	+ 75.0%
Closed Sales	2	8	+ 300.0%	16	26	+ 62.5%
Median Sales Price*	\$335,000	\$370,000	+ 10.4%	\$342,500	\$403,750	+ 17.9%
Inventory of Homes for Sale	19	8	- 57.9%	--	--	--
Months Supply of Inventory	3.7	1.0	- 73.0%	--	--	--
Cumulative Days on Market Until Sale	207	28	- 86.5%	91	50	- 45.1%
Percent of Original List Price Received*	90.5%	99.7%	+ 10.2%	92.1%	97.5%	+ 5.9%
New Listings	5	9	+ 80.0%	26	36	+ 38.5%

* 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

