

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hamilton

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	11	11	0.0%	32	47	+ 46.9%
Closed Sales	6	8	+ 33.3%	25	38	+ 52.0%
Median Sales Price*	\$704,750	\$920,000	+ 30.5%	\$615,000	\$785,000	+ 27.6%
Inventory of Homes for Sale	23	13	- 43.5%	--	--	--
Months Supply of Inventory	3.3	1.3	- 60.6%	--	--	--
Cumulative Days on Market Until Sale	54	70	+ 29.6%	76	64	- 15.8%
Percent of Original List Price Received*	97.7%	104.5%	+ 7.0%	94.7%	101.9%	+ 7.6%
New Listings	15	13	- 13.3%	46	54	+ 17.4%

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

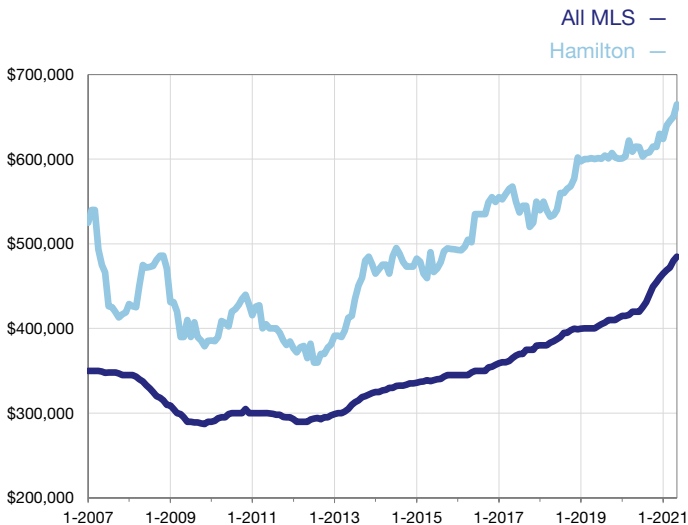
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	1	--	2	9	+ 350.0%
Closed Sales	1	3	+ 200.0%	4	6	+ 50.0%
Median Sales Price*	\$650,013	\$866,140	+ 33.2%	\$813,203	\$865,167	+ 6.4%
Inventory of Homes for Sale	8	1	- 87.5%	--	--	--
Months Supply of Inventory	6.0	0.4	- 93.3%	--	--	--
Cumulative Days on Market Until Sale	16	4	- 75.0%	40	75	+ 87.5%
Percent of Original List Price Received*	109.1%	102.8%	- 5.8%	107.3%	105.5%	- 1.7%
New Listings	3	0	- 100.0%	5	10	+ 100.0%

* 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

