

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hull

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	9	14	+ 55.6%	44	65	+ 47.7%
Closed Sales	9	18	+ 100.0%	37	51	+ 37.8%
Median Sales Price*	\$420,000	\$612,500	+ 45.8%	\$418,500	\$560,000	+ 33.8%
Inventory of Homes for Sale	30	11	- 63.3%	--	--	--
Months Supply of Inventory	2.6	0.9	- 65.4%	--	--	--
Cumulative Days on Market Until Sale	20	42	+ 110.0%	73	37	- 49.3%
Percent of Original List Price Received*	97.8%	99.2%	+ 1.4%	96.0%	99.6%	+ 3.8%
New Listings	13	16	+ 23.1%	63	70	+ 11.1%

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

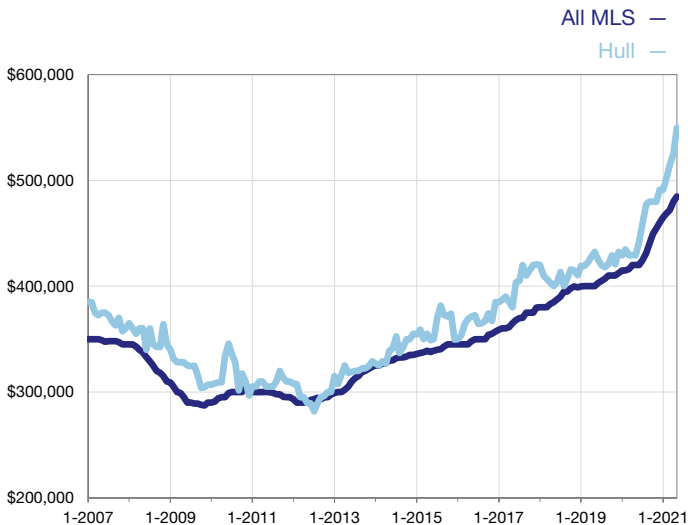
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	6	10	+ 66.7%	26	44	+ 69.2%
Closed Sales	4	4	0.0%	20	31	+ 55.0%
Median Sales Price*	\$282,500	\$343,500	+ 21.6%	\$330,000	\$385,000	+ 16.7%
Inventory of Homes for Sale	22	7	- 68.2%	--	--	--
Months Supply of Inventory	4.4	0.9	- 79.5%	--	--	--
Cumulative Days on Market Until Sale	68	16	- 76.5%	86	45	- 47.7%
Percent of Original List Price Received*	95.5%	102.1%	+ 6.9%	92.8%	98.2%	+ 5.8%
New Listings	11	8	- 27.3%	37	44	+ 18.9%

* 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

