

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hamilton

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	9	5	- 44.4%	110	84	- 23.6%
Closed Sales	12	9	- 25.0%	112	79	- 29.5%
Median Sales Price*	\$728,465	\$600,000	- 17.6%	\$778,200	\$750,000	- 3.6%
Inventory of Homes for Sale	12	11	- 8.3%	--	--	--
Months Supply of Inventory	1.2	1.5	+ 25.0%	--	--	--
Cumulative Days on Market Until Sale	30	25	- 16.7%	47	27	- 42.6%
Percent of Original List Price Received*	99.0%	101.3%	+ 2.3%	103.6%	104.6%	+ 1.0%
New Listings	5	5	0.0%	123	104	- 15.4%

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

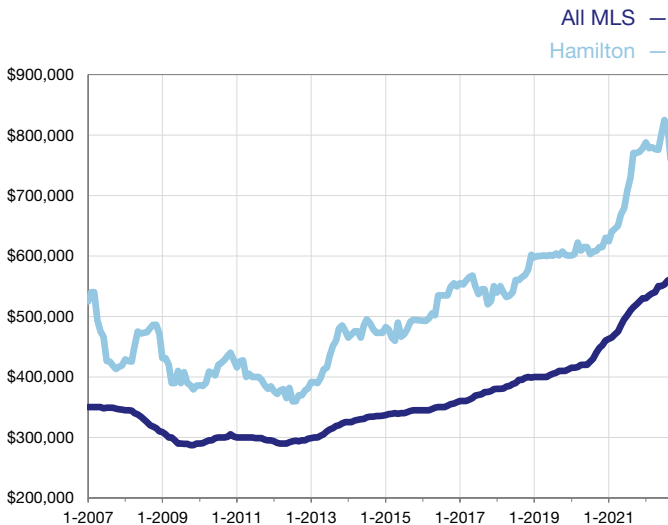
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	1	0	- 100.0%	15	6	- 60.0%
Closed Sales	2	1	- 50.0%	19	6	- 68.4%
Median Sales Price*	\$1,080,811	\$829,000	- 23.3%	\$864,193	\$895,000	+ 3.6%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	0.0	1.3	--	--	--	--
Cumulative Days on Market Until Sale	60	22	- 63.3%	42	81	+ 92.9%
Percent of Original List Price Received*	113.1%	98.7%	- 12.7%	105.5%	104.6%	- 0.9%
New Listings	0	0	--	17	10	- 41.2%

* 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

