

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hingham

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	29	20	- 31.0%	276	217	- 21.4%
Closed Sales	20	15	- 25.0%	251	216	- 13.9%
Median Sales Price*	\$1,122,500	\$875,000	- 22.0%	\$1,150,000	\$1,250,000	+ 8.7%
Inventory of Homes for Sale	25	35	+ 40.0%	--	--	--
Months Supply of Inventory	1.1	1.8	+ 63.6%	--	--	--
Cumulative Days on Market Until Sale	28	51	+ 82.1%	33	26	- 21.2%
Percent of Original List Price Received*	101.5%	94.6%	- 6.8%	100.9%	100.4%	- 0.5%
New Listings	23	16	- 30.4%	341	316	- 7.3%

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

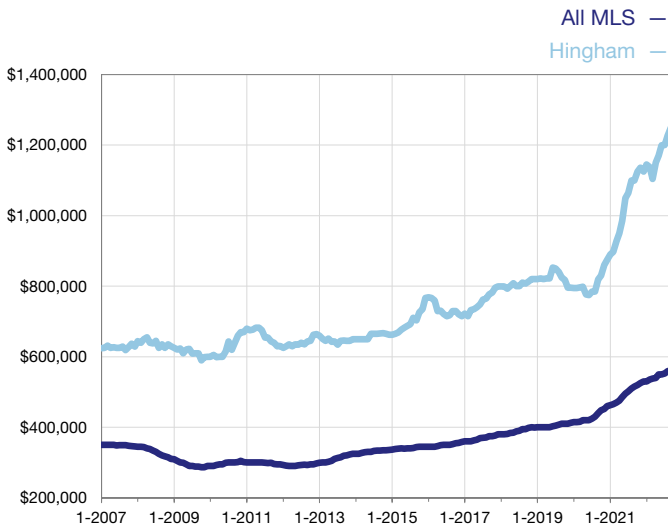
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	4	3	- 25.0%	90	55	- 38.9%
Closed Sales	10	4	- 60.0%	86	53	- 38.4%
Median Sales Price*	\$1,062,500	\$445,000	- 58.1%	\$828,500	\$579,000	- 30.1%
Inventory of Homes for Sale	9	9	0.0%	--	--	--
Months Supply of Inventory	1.1	1.9	+ 72.7%	--	--	--
Cumulative Days on Market Until Sale	37	17	- 54.1%	67	43	- 35.8%
Percent of Original List Price Received*	99.8%	100.2%	+ 0.4%	98.4%	99.1%	+ 0.7%
New Listings	3	4	+ 33.3%	104	77	- 26.0%

* 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

