

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hull

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	23	11	- 52.2%	134	100	- 25.4%
Closed Sales	10	5	- 50.0%	124	96	- 22.6%
Median Sales Price*	\$527,000	\$650,000	+ 23.3%	\$600,500	\$607,500	+ 1.2%
Inventory of Homes for Sale	16	18	+ 12.5%	--	--	--
Months Supply of Inventory	1.3	2.1	+ 61.5%	--	--	--
Cumulative Days on Market Until Sale	34	65	+ 91.2%	36	39	+ 8.3%
Percent of Original List Price Received*	101.1%	93.5%	- 7.5%	101.1%	99.4%	- 1.7%
New Listings	11	17	+ 54.5%	161	134	- 16.8%

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

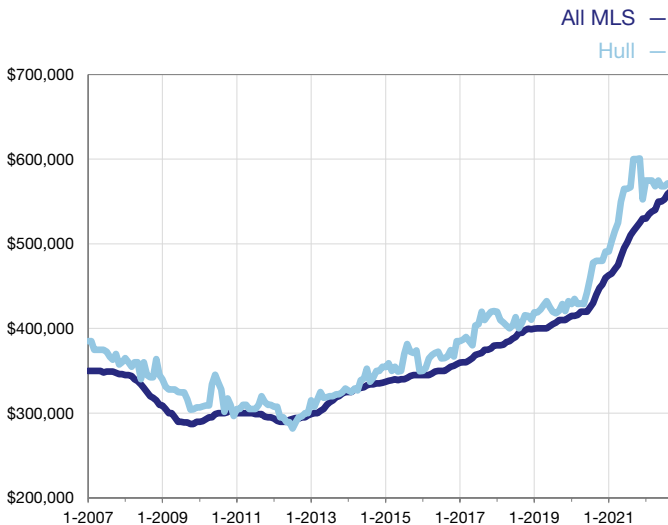
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	4	5	+ 25.0%	82	56	- 31.7%
Closed Sales	5	4	- 20.0%	80	51	- 36.3%
Median Sales Price*	\$344,900	\$435,250	+ 26.2%	\$387,500	\$380,000	- 1.9%
Inventory of Homes for Sale	13	7	- 46.2%	--	--	--
Months Supply of Inventory	1.8	1.4	- 22.2%	--	--	--
Cumulative Days on Market Until Sale	48	100	+ 108.3%	42	41	- 2.4%
Percent of Original List Price Received*	98.5%	95.7%	- 2.8%	98.6%	99.0%	+ 0.4%
New Listings	10	3	- 70.0%	91	69	- 24.2%

* 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

