

# Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Hull

### Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	7	+ 75.0%	15	16	+ 6.7%
Closed Sales	5	4	- 20.0%	19	10	- 47.4%
Median Sales Price*	\$530,000	<b>\$827,500</b>	+ 56.1%	\$568,000	<b>\$588,500</b>	+ 3.6%
Inventory of Homes for Sale	22	12	- 45.5%	--	--	--
Months Supply of Inventory	2.1	1.4	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	13	105	+ 707.7%	47	73	+ 55.3%
Percent of Original List Price Received*	112.7%	82.1%	- 27.2%	99.0%	88.1%	- 11.0%
New Listings	19	9	- 52.6%	28	21	- 25.0%

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

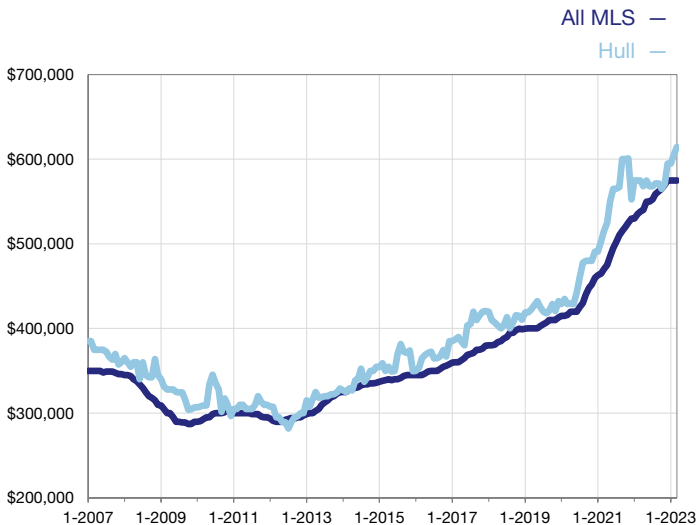
### Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	5	- 37.5%	15	11	- 26.7%
Closed Sales	5	2	- 60.0%	9	8	- 11.1%
Median Sales Price*	\$398,000	<b>\$417,500</b>	+ 4.9%	\$330,000	<b>\$405,000</b>	+ 22.7%
Inventory of Homes for Sale	16	6	- 62.5%	--	--	--
Months Supply of Inventory	2.5	1.3	- 48.0%	--	--	--
Cumulative Days on Market Until Sale	61	47	- 23.0%	47	48	+ 2.1%
Percent of Original List Price Received*	94.4%	96.0%	+ 1.7%	99.9%	97.9%	- 2.0%
New Listings	14	4	- 71.4%	22	14	- 36.4%

\* 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

