

# Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Hamilton

### Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	6	- 40.0%	22	18	- 18.2%
Closed Sales	6	5	- 16.7%	15	15	0.0%
Median Sales Price*	\$655,000	<b>\$686,555</b>	+ 4.8%	\$660,000	<b>\$674,900</b>	+ 2.3%
Inventory of Homes for Sale	13	10	- 23.1%	--	--	--
Months Supply of Inventory	1.5	1.5	0.0%	--	--	--
Cumulative Days on Market Until Sale	56	74	+ 32.1%	44	51	+ 15.9%
Percent of Original List Price Received*	103.1%	<b>101.2%</b>	- 1.8%	103.2%	<b>97.5%</b>	- 5.5%
New Listings	10	7	- 30.0%	32	22	- 31.3%

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

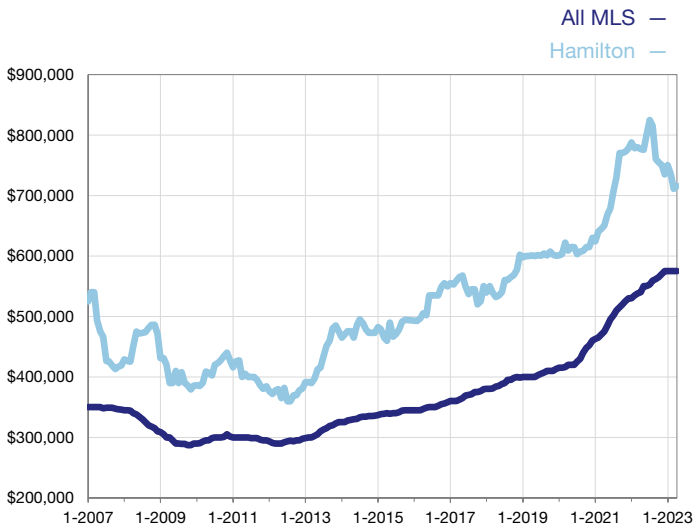
### Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	0	- 100.0%	2	3	+ 50.0%
Closed Sales	1	2	+ 100.0%	1	3	+ 200.0%
Median Sales Price*	\$961,000	<b>\$824,000</b>	- 14.3%	\$961,000	<b>\$719,000</b>	- 25.2%
Inventory of Homes for Sale	3	3	0.0%	--	--	--
Months Supply of Inventory	1.8	1.7	- 5.6%	--	--	--
Cumulative Days on Market Until Sale	12	288	+ 2,300.0%	12	194	+ 1,516.7%
Percent of Original List Price Received*	109.8%	<b>97.5%</b>	- 11.2%	109.8%	<b>100.8%</b>	- 8.2%
New Listings	2	3	+ 50.0%	4	4	0.0%

\* 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

