

# Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Hull

### Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	14	14	0.0%	29	27	- 6.9%
Closed Sales	5	5	0.0%	24	15	- 37.5%
Median Sales Price*	\$662,500	\$790,000	+ 19.2%	\$571,500	\$642,000	+ 12.3%
Inventory of Homes for Sale	20	9	- 55.0%	--	--	--
Months Supply of Inventory	1.9	1.0	- 47.4%	--	--	--
Cumulative Days on Market Until Sale	25	20	- 20.0%	42	55	+ 31.0%
Percent of Original List Price Received*	104.9%	96.8%	- 7.7%	100.3%	91.0%	- 9.3%
New Listings	15	11	- 26.7%	43	32	- 25.6%

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

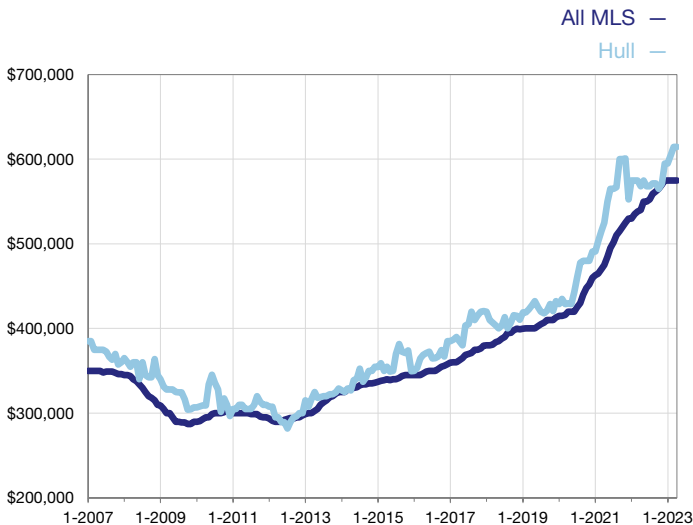
### Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	4	- 20.0%	20	14	- 30.0%
Closed Sales	7	8	+ 14.3%	16	16	0.0%
Median Sales Price*	\$400,000	\$448,500	+ 12.1%	\$350,000	\$416,000	+ 18.9%
Inventory of Homes for Sale	12	4	- 66.7%	--	--	--
Months Supply of Inventory	1.9	0.9	- 52.6%	--	--	--
Cumulative Days on Market Until Sale	13	90	+ 592.3%	32	69	+ 115.6%
Percent of Original List Price Received*	102.0%	94.7%	- 7.2%	100.9%	96.3%	- 4.6%
New Listings	3	1	- 66.7%	25	15	- 40.0%

\* 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

