

# Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Hamilton

### Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	12	10	- 16.7%	34	27	- 20.6%
Closed Sales	9	7	- 22.2%	24	22	- 8.3%
Median Sales Price*	\$850,000	<b>\$680,000</b>	- 20.0%	\$680,500	<b>\$674,950</b>	- 0.8%
Inventory of Homes for Sale	14	13	- 7.1%	--	--	--
Months Supply of Inventory	1.6	2.0	+ 25.0%	--	--	--
Cumulative Days on Market Until Sale	19	32	+ 68.4%	35	45	+ 28.6%
Percent of Original List Price Received*	112.4%	<b>105.3%</b>	- 6.3%	106.6%	<b>100.0%</b>	- 6.2%
New Listings	14	13	- 7.1%	45	35	- 22.2%

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

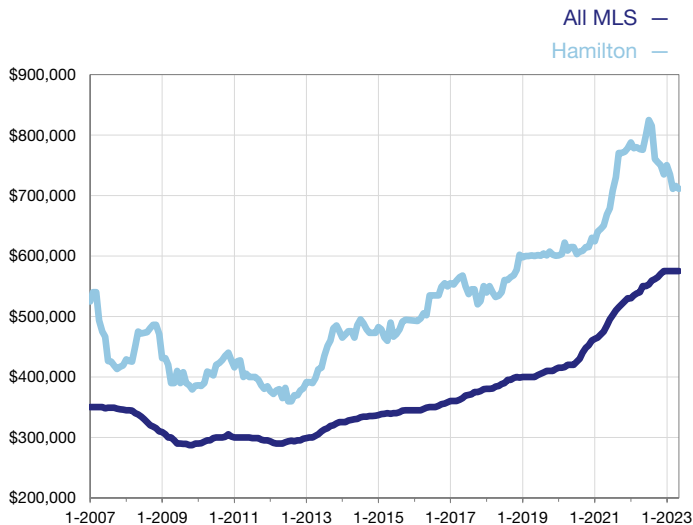
### Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	3	+ 50.0%	4	6	+ 50.0%
Closed Sales	0	1	--	1	4	+ 300.0%
Median Sales Price*	\$0	<b>\$1,000,000</b>	--	\$961,000	<b>\$824,000</b>	- 14.3%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.6	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	12	--	12	149	+ 1,141.7%
Percent of Original List Price Received*	0.0%	<b>102.1%</b>	--	109.8%	<b>101.1%</b>	- 7.9%
New Listings	0	1	--	4	5	+ 25.0%

\* 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

