

# Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Hull

### Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	14	11	- 21.4%	43	37	- 14.0%
Closed Sales	19	13	- 31.6%	43	28	- 34.9%
Median Sales Price*	\$715,000	<b>\$720,000</b>	+ 0.7%	\$605,000	<b>\$660,000</b>	+ 9.1%
Inventory of Homes for Sale	19	13	- 31.6%	--	--	--
Months Supply of Inventory	1.8	1.6	- 11.1%	--	--	--
Cumulative Days on Market Until Sale	17	36	+ 111.8%	31	46	+ 48.4%
Percent of Original List Price Received*	105.5%	100.0%	- 5.2%	102.5%	95.1%	- 7.2%
New Listings	16	16	0.0%	56	47	- 16.1%

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

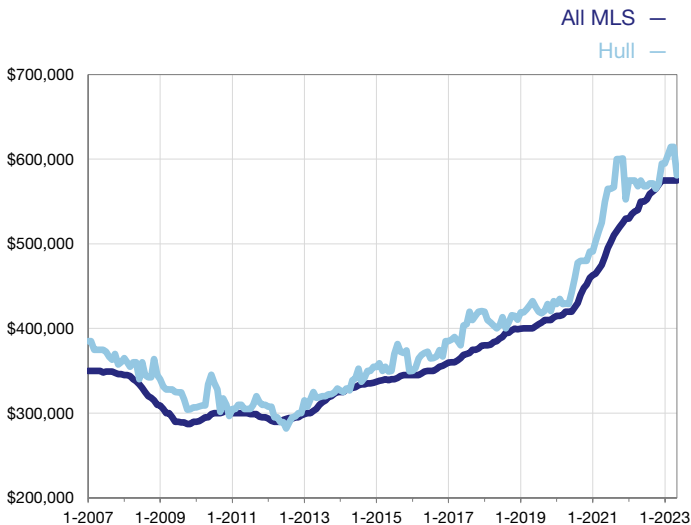
### Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	6	0.0%	26	19	- 26.9%
Closed Sales	8	2	- 75.0%	24	18	- 25.0%
Median Sales Price*	\$477,500	<b>\$519,700</b>	+ 8.8%	\$389,000	<b>\$432,500</b>	+ 11.2%
Inventory of Homes for Sale	9	10	+ 11.1%	--	--	--
Months Supply of Inventory	1.6	2.4	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	30	39	+ 30.0%	31	66	+ 112.9%
Percent of Original List Price Received*	101.9%	99.1%	- 2.7%	101.2%	96.6%	- 4.5%
New Listings	4	11	+ 175.0%	29	26	- 10.3%

\* 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

