

# Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Hamilton

### Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	5	- 28.6%	53	39	- 26.4%
Closed Sales	9	8	- 11.1%	47	38	- 19.1%
Median Sales Price*	\$711,000	<b>\$697,500</b>	- 1.9%	\$850,000	<b>\$726,250</b>	- 14.6%
Inventory of Homes for Sale	19	12	- 36.8%	--	--	--
Months Supply of Inventory	2.4	2.0	- 16.7%	--	--	--
Cumulative Days on Market Until Sale	23	63	+ 173.9%	29	48	+ 65.5%
Percent of Original List Price Received*	99.9%	96.1%	- 3.8%	105.6%	100.0%	- 5.3%
New Listings	14	6	- 57.1%	71	46	- 35.2%

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

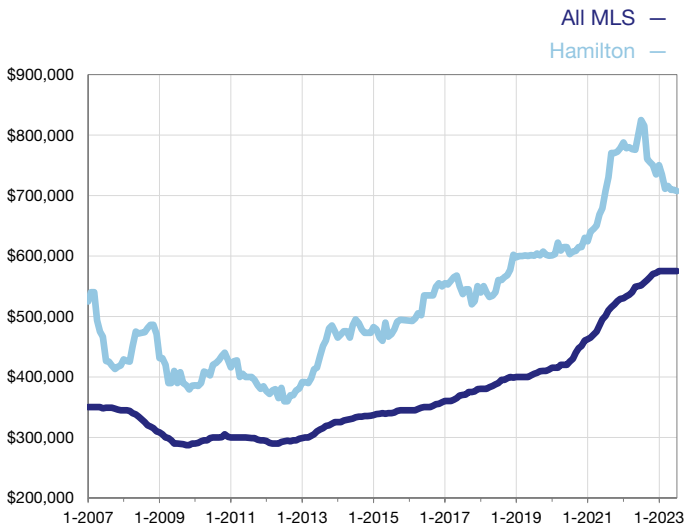
### Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	1	--	4	7	+ 75.0%
Closed Sales	0	2	--	4	6	+ 50.0%
Median Sales Price*	\$0	<b>\$827,000</b>	--	\$1,023,000	<b>\$824,000</b>	- 19.5%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	1.2	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	20	--	88	106	+ 20.5%
Percent of Original List Price Received*	0.0%	100.8%	--	107.9%	101.0%	- 6.4%
New Listings	0	0	--	5	6	+ 20.0%

\* 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

