

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hamilton

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	6	- 25.0%	59	43	- 27.1%
Closed Sales	11	3	- 72.7%	58	41	- 29.3%
Median Sales Price*	\$887,500	\$775,000	- 12.7%	\$857,500	\$735,500	- 14.2%
Inventory of Homes for Sale	20	13	- 35.0%	--	--	--
Months Supply of Inventory	2.6	2.3	- 11.5%	--	--	--
Cumulative Days on Market Until Sale	21	22	+ 4.8%	27	46	+ 70.4%
Percent of Original List Price Received*	104.6%	106.5%	+ 1.8%	105.4%	100.5%	- 4.6%
New Listings	7	10	+ 42.9%	78	56	- 28.2%

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

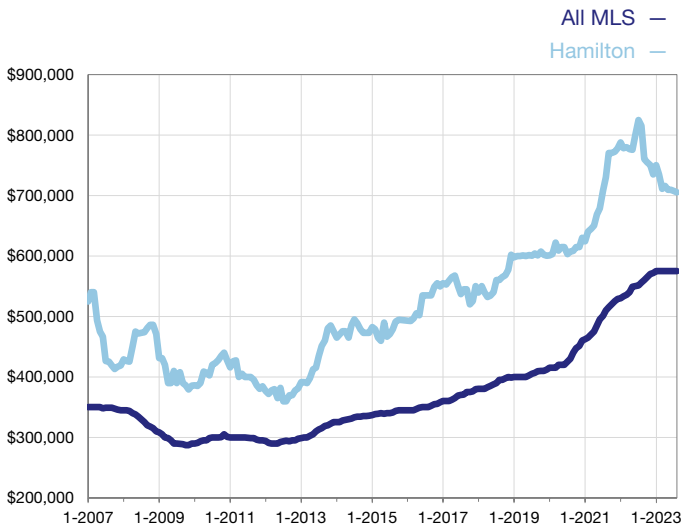
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	4	7	+ 75.0%
Closed Sales	0	1	--	4	7	+ 75.0%
Median Sales Price*	\$0	\$675,000	--	\$1,023,000	\$719,000	- 29.7%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.7	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	7	--	88	92	+ 4.5%
Percent of Original List Price Received*	0.0%	104.0%	--	107.9%	101.4%	- 6.0%
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

