

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hingham

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	15	19	+ 26.7%	164	128	- 22.0%
Closed Sales	29	18	- 37.9%	171	122	- 28.7%
Median Sales Price*	\$1,245,000	\$1,525,000	+ 22.5%	\$1,255,000	\$1,230,000	- 2.0%
Inventory of Homes for Sale	52	24	- 53.8%	--	--	--
Months Supply of Inventory	2.5	1.5	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	18	28	+ 55.6%	23	44	+ 91.3%
Percent of Original List Price Received*	98.5%	101.4%	+ 2.9%	101.1%	98.7%	- 2.4%
New Listings	14	19	+ 35.7%	230	161	- 30.0%

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

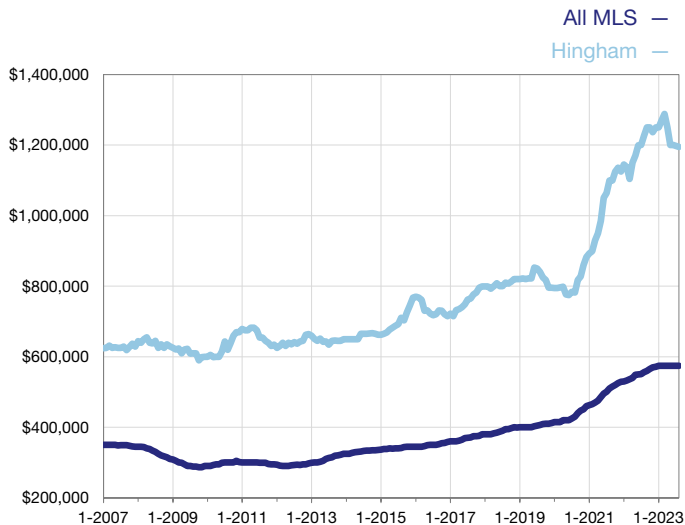
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	2	- 75.0%	43	42	- 2.3%
Closed Sales	8	5	- 37.5%	40	45	+ 12.5%
Median Sales Price*	\$809,500	\$475,000	- 41.3%	\$589,500	\$670,000	+ 13.7%
Inventory of Homes for Sale	11	11	0.0%	--	--	--
Months Supply of Inventory	1.9	2.1	+ 10.5%	--	--	--
Cumulative Days on Market Until Sale	39	14	- 64.1%	45	39	- 13.3%
Percent of Original List Price Received*	97.7%	98.7%	+ 1.0%	99.6%	99.4%	- 0.2%
New Listings	4	9	+ 125.0%	54	51	- 5.6%

* 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

