

# Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Hull

### Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	17	10	- 41.2%	81	61	- 24.7%
Closed Sales	7	6	- 14.3%	69	55	- 20.3%
Median Sales Price*	\$619,000	<b>\$562,500</b>	- 9.1%	\$640,000	<b>\$650,000</b>	+ 1.6%
Inventory of Homes for Sale	16	21	+ 31.3%	--	--	--
Months Supply of Inventory	1.5	3.0	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	24	30	+ 25.0%	33	39	+ 18.2%
Percent of Original List Price Received*	97.8%	<b>100.2%</b>	+ 2.5%	100.5%	<b>98.2%</b>	- 2.3%
New Listings	10	16	+ 60.0%	96	83	- 13.5%

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

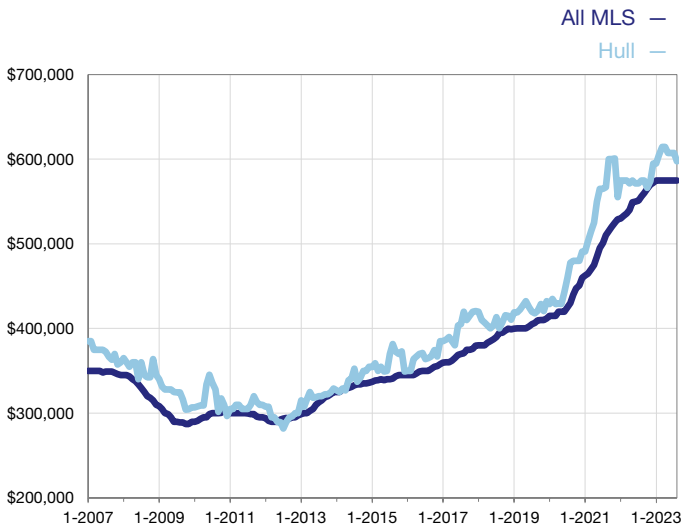
### Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	7	+ 75.0%	39	37	- 5.1%
Closed Sales	2	1	- 50.0%	35	31	- 11.4%
Median Sales Price*	\$630,500	<b>\$547,000</b>	- 13.2%	\$380,000	<b>\$445,000</b>	+ 17.1%
Inventory of Homes for Sale	16	8	- 50.0%	--	--	--
Months Supply of Inventory	3.3	1.7	- 48.5%	--	--	--
Cumulative Days on Market Until Sale	19	13	- 31.6%	37	47	+ 27.0%
Percent of Original List Price Received*	102.1%	<b>100.4%</b>	- 1.7%	100.5%	<b>97.5%</b>	- 3.0%
New Listings	11	6	- 45.5%	53	49	- 7.5%

\* 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

