

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hamilton

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	6	- 14.3%	66	48	- 27.3%
Closed Sales	5	2	- 60.0%	63	43	- 31.7%
Median Sales Price*	\$760,000	\$1,086,000	+ 42.9%	\$845,000	\$745,000	- 11.8%
Inventory of Homes for Sale	21	16	- 23.8%	--	--	--
Months Supply of Inventory	2.8	3.0	+ 7.1%	--	--	--
Cumulative Days on Market Until Sale	22	37	+ 68.2%	27	46	+ 70.4%
Percent of Original List Price Received*	105.5%	94.1%	- 10.8%	105.4%	100.2%	- 4.9%
New Listings	10	8	- 20.0%	88	64	- 27.3%

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

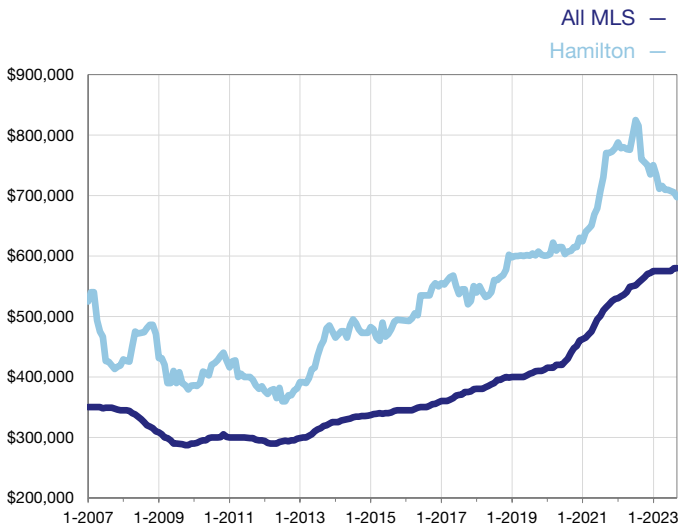
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	0	- 100.0%	6	7	+ 16.7%
Closed Sales	0	0	--	4	7	+ 75.0%
Median Sales Price*	\$0	\$0	--	\$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	0	--	88	92	+ 4.5%
Percent of Original List Price Received*	0.0%	0.0%	--	107.9%	101.4%	- 6.0%
New Listings	2	0	- 100.0%	7	6	- 14.3%

* 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

