

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hamilton

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	11	12	+ 9.1%	77	59	- 23.4%
Closed Sales	7	5	- 28.6%	70	48	- 31.4%
Median Sales Price*	\$707,500	\$1,319,000	+ 86.4%	\$769,500	\$765,000	- 0.6%
Inventory of Homes for Sale	15	14	- 6.7%	--	--	--
Months Supply of Inventory	2.0	2.6	+ 30.0%	--	--	--
Cumulative Days on Market Until Sale	32	21	- 34.4%	27	43	+ 59.3%
Percent of Original List Price Received*	101.3%	101.2%	- 0.1%	105.0%	100.3%	- 4.5%
New Listings	7	11	+ 57.1%	95	75	- 21.1%

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

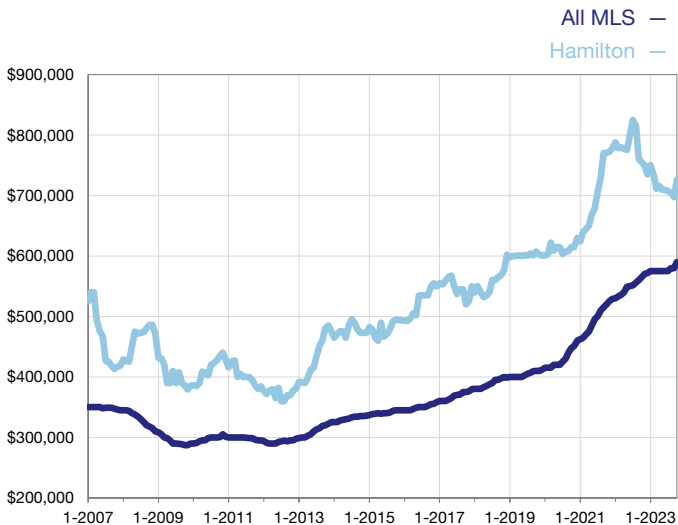
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	6	7	+ 16.7%
Closed Sales	1	0	- 100.0%	5	7	+ 40.0%
Median Sales Price*	\$585,000	\$0	- 100.0%	\$961,000	\$719,000	- 25.2%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	1.4	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	116	0	- 100.0%	93	92	- 1.1%
Percent of Original List Price Received*	97.5%	0.0%	- 100.0%	105.8%	101.4%	- 4.2%
New Listings	1	0	- 100.0%	8	6	- 25.0%

* 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

