

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hingham

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	13	18	+ 38.5%	196	159	- 18.9%
Closed Sales	16	8	- 50.0%	201	152	- 24.4%
Median Sales Price*	\$1,392,898	\$1,300,000	- 6.7%	\$1,260,000	\$1,267,500	+ 0.6%
Inventory of Homes for Sale	57	37	- 35.1%	--	--	--
Months Supply of Inventory	2.8	2.3	- 17.9%	--	--	--
Cumulative Days on Market Until Sale	42	54	+ 28.6%	24	41	+ 70.8%
Percent of Original List Price Received*	96.4%	98.2%	+ 1.9%	100.8%	99.4%	- 1.4%
New Listings	17	30	+ 76.5%	282	208	- 26.2%

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

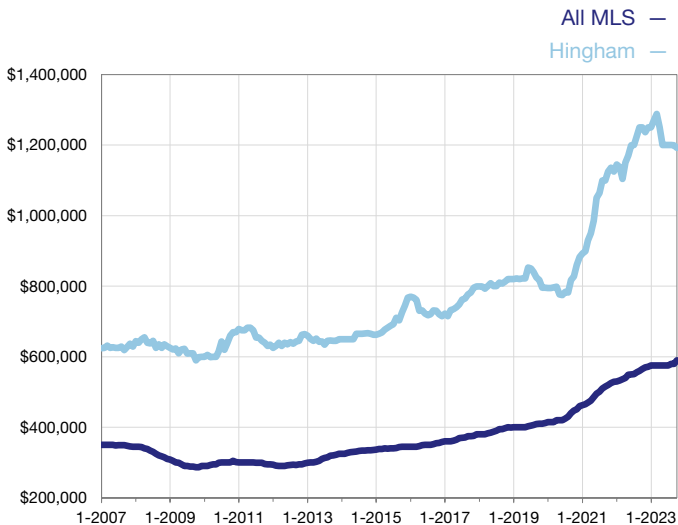
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	5	+ 150.0%	51	55	+ 7.8%
Closed Sales	5	4	- 20.0%	49	54	+ 10.2%
Median Sales Price*	\$400,000	\$614,950	+ 53.7%	\$600,000	\$654,500	+ 9.1%
Inventory of Homes for Sale	11	8	- 27.3%	--	--	--
Months Supply of Inventory	2.3	1.4	- 39.1%	--	--	--
Cumulative Days on Market Until Sale	37	32	- 13.5%	45	37	- 17.8%
Percent of Original List Price Received*	98.4%	101.7%	+ 3.4%	99.0%	99.6%	+ 0.6%
New Listings	5	6	+ 20.0%	64	62	- 3.1%

* 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

