

# Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Hull

### Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	10	+ 400.0%	89	78	- 12.4%
Closed Sales	6	11	+ 83.3%	91	75	- 17.6%
Median Sales Price*	\$447,450	<b>\$835,000</b>	+ 86.6%	\$605,000	<b>\$720,000</b>	+ 19.0%
Inventory of Homes for Sale	18	14	- 22.2%	--	--	--
Months Supply of Inventory	1.9	1.8	- 5.3%	--	--	--
Cumulative Days on Market Until Sale	39	34	- 12.8%	37	39	+ 5.4%
Percent of Original List Price Received*	95.9%	101.1%	+ 5.4%	99.7%	99.2%	- 0.5%
New Listings	3	7	+ 133.3%	110	95	- 13.6%

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

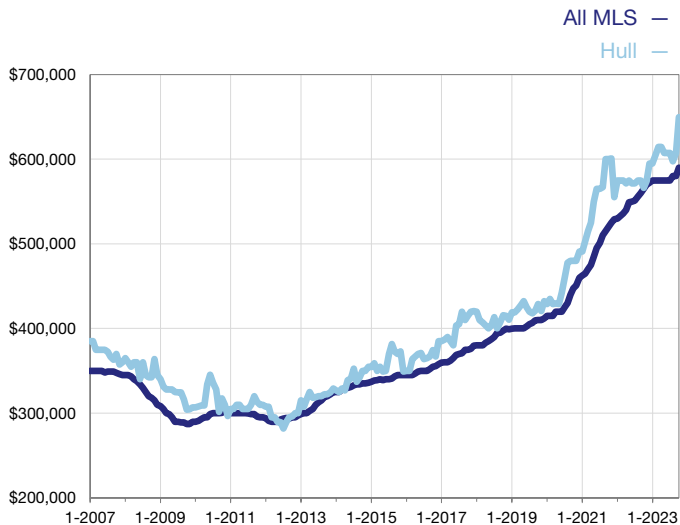
### Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	3	0.0%	50	41	- 18.0%
Closed Sales	7	5	- 28.6%	47	43	- 8.5%
Median Sales Price*	\$415,000	<b>\$375,000</b>	- 9.6%	\$380,000	<b>\$412,000</b>	+ 8.4%
Inventory of Homes for Sale	13	10	- 23.1%	--	--	--
Months Supply of Inventory	2.7	2.5	- 7.4%	--	--	--
Cumulative Days on Market Until Sale	24	45	+ 87.5%	36	46	+ 27.8%
Percent of Original List Price Received*	96.6%	95.6%	- 1.0%	99.3%	96.7%	- 2.6%
New Listings	5	6	+ 20.0%	65	57	- 12.3%

\* 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

