

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hamilton

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	8	+ 60.0%	82	66	- 19.5%
Closed Sales	10	8	- 20.0%	80	56	- 30.0%
Median Sales Price*	\$585,000	\$865,500	+ 47.9%	\$735,000	\$773,250	+ 5.2%
Inventory of Homes for Sale	14	12	- 14.3%	--	--	--
Months Supply of Inventory	1.9	2.1	+ 10.5%	--	--	--
Cumulative Days on Market Until Sale	32	37	+ 15.6%	28	42	+ 50.0%
Percent of Original List Price Received*	100.2%	93.8%	- 6.4%	104.4%	99.4%	- 4.8%
New Listings	5	6	+ 20.0%	100	81	- 19.0%

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

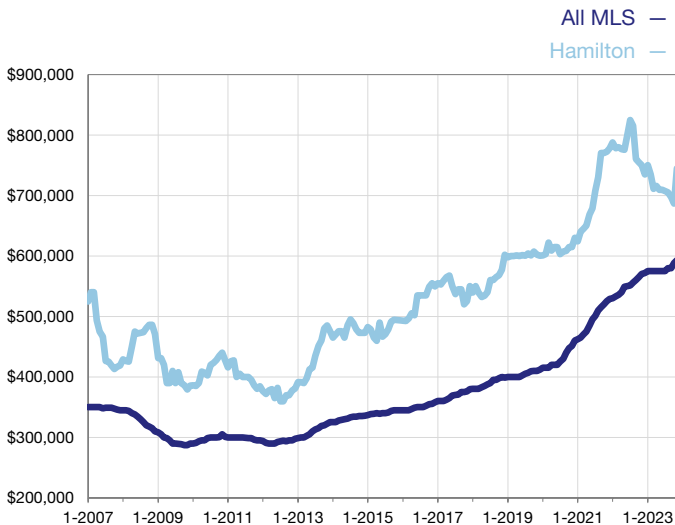
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	6	7	+ 16.7%
Closed Sales	1	0	- 100.0%	6	7	+ 16.7%
Median Sales Price*	\$829,000	\$0	- 100.0%	\$895,000	\$719,000	- 19.7%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	1.3	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	22	0	- 100.0%	81	92	+ 13.6%
Percent of Original List Price Received*	98.7%	0.0%	- 100.0%	104.6%	101.4%	- 3.1%
New Listings	0	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

