

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hull

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	4	- 50.0%	97	80	- 17.5%
Closed Sales	5	4	- 20.0%	96	79	- 17.7%
Median Sales Price*	\$650,000	\$818,000	+ 25.8%	\$607,500	\$720,000	+ 18.5%
Inventory of Homes for Sale	21	15	- 28.6%	--	--	--
Months Supply of Inventory	2.5	2.0	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	65	78	+ 20.0%	39	41	+ 5.1%
Percent of Original List Price Received*	93.5%	93.9%	+ 0.4%	99.4%	98.9%	- 0.5%
New Listings	14	8	- 42.9%	124	102	- 17.7%

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

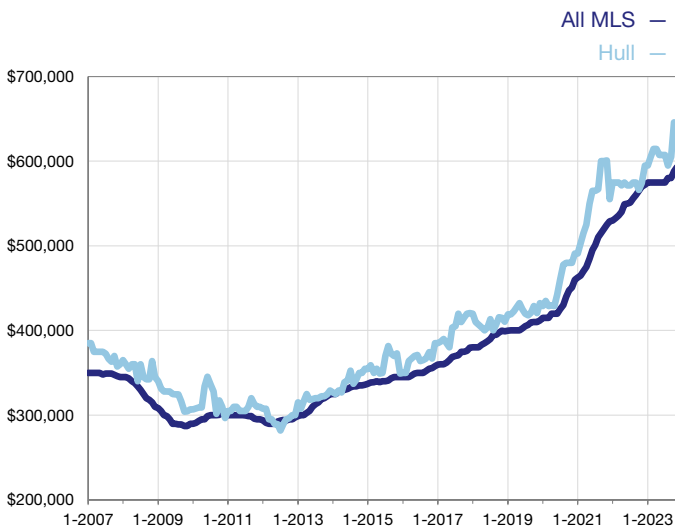
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	5	0.0%	55	45	- 18.2%
Closed Sales	4	3	- 25.0%	51	46	- 9.8%
Median Sales Price*	\$435,250	\$353,000	- 18.9%	\$380,000	\$401,000	+ 5.5%
Inventory of Homes for Sale	10	8	- 20.0%	--	--	--
Months Supply of Inventory	2.1	2.0	- 4.8%	--	--	--
Cumulative Days on Market Until Sale	100	52	- 48.0%	41	46	+ 12.2%
Percent of Original List Price Received*	95.7%	89.1%	- 6.9%	99.0%	96.2%	- 2.8%
New Listings	3	5	+ 66.7%	68	61	- 10.3%

* 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

