

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

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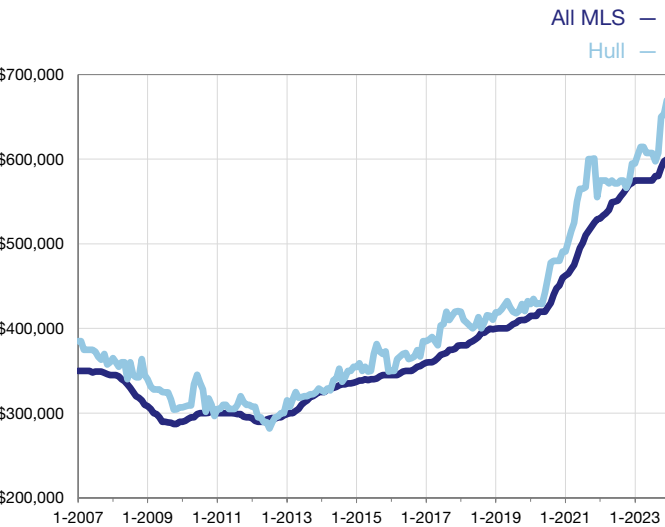
Single-Family Properties	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Key Metrics						
Pending Sales	8	8	0.0%	105	86	- 18.1%
Closed Sales	11	2	- 81.8%	107	81	- 24.3%
Median Sales Price*	\$515,000	\$550,000	+ 6.8%	\$595,000	\$670,000	+ 12.6%
Inventory of Homes for Sale	11	10	- 9.1%	--	--	--
Months Supply of Inventory	1.3	1.4	+ 7.7%	--	--	--
Cumulative Days on Market Until Sale	69	65	- 5.8%	42	42	0.0%
Percent of Original List Price Received*	91.9%	89.8%	- 2.3%	98.6%	98.7%	+ 0.1%
New Listings	3	6	+ 100.0%	127	108	- 15.0%

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

Condominium Properties	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Key Metrics						
Pending Sales	2	2	0.0%	57	46	- 19.3%
Closed Sales	3	3	0.0%	54	49	- 9.3%
Median Sales Price*	\$372,900	\$370,000	- 0.8%	\$377,500	\$395,000	+ 4.6%
Inventory of Homes for Sale	6	7	+ 16.7%	--	--	--
Months Supply of Inventory	1.3	1.8	+ 38.5%	--	--	--
Cumulative Days on Market Until Sale	39	29	- 25.6%	41	45	+ 9.8%
Percent of Original List Price Received*	99.2%	98.8%	- 0.4%	99.0%	96.4%	- 2.6%
New Listings	0	1	--	68	62	- 8.8%

* 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

