

Local Market Update – January 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

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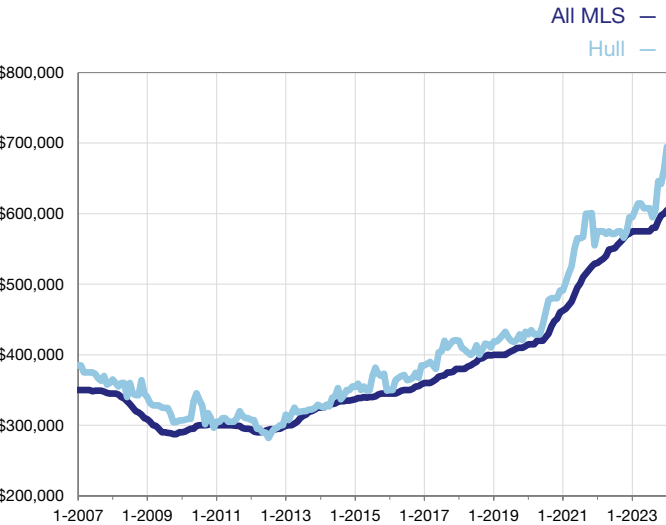
Single-Family Properties	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	5	6	+ 20.0%	5	6	+ 20.0%
Closed Sales	2	9	+ 350.0%	2	9	+ 350.0%
Median Sales Price*	\$587,500	\$787,000	+ 34.0%	\$587,500	\$787,000	+ 34.0%
Inventory of Homes for Sale	11	11	0.0%	--	--	--
Months Supply of Inventory	1.3	1.5	+ 15.4%	--	--	--
Cumulative Days on Market Until Sale	63	53	- 15.9%	63	53	- 15.9%
Percent of Original List Price Received*	87.8%	96.1%	+ 9.5%	87.8%	96.1%	+ 9.5%
New Listings	5	8	+ 60.0%	5	8	+ 60.0%

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

Condominium Properties	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	2	4	+ 100.0%	2	4	+ 100.0%
Closed Sales	3	0	- 100.0%	3	0	- 100.0%
Median Sales Price*	\$329,000	\$0	- 100.0%	\$329,000	\$0	- 100.0%
Inventory of Homes for Sale	8	8	0.0%	--	--	--
Months Supply of Inventory	1.7	2.0	+ 17.6%	--	--	--
Cumulative Days on Market Until Sale	48	0	- 100.0%	48	0	- 100.0%
Percent of Original List Price Received*	98.9%	0.0%	- 100.0%	98.9%	0.0%	- 100.0%
New Listings	4	6	+ 50.0%	4	6	+ 50.0%

* 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

