

Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

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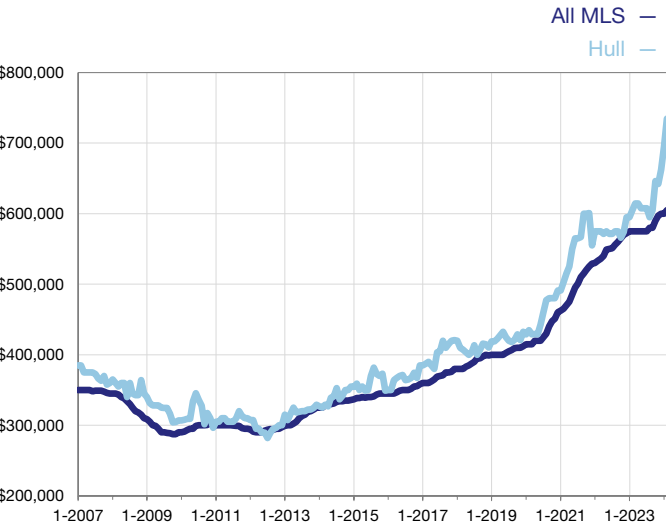
Single-Family Properties	February			Year to Date		
	2023	2024	+ / –	2023	2024	+ / –
Key Metrics						
Pending Sales	2	3	+ 50.0%	7	7	0.0%
Closed Sales	4	2	- 50.0%	6	11	+ 83.3%
Median Sales Price*	\$588,500	\$712,000	+ 21.0%	\$588,500	\$787,000	+ 33.7%
Inventory of Homes for Sale	13	14	+ 7.7%	--	--	--
Months Supply of Inventory	1.5	2.0	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	46	29	- 37.0%	51	48	- 5.9%
Percent of Original List Price Received*	94.2%	100.4%	+ 6.6%	92.1%	96.9%	+ 5.2%
New Listings	6	8	+ 33.3%	11	16	+ 45.5%

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

Condominium Properties	February			Year to Date		
	2023	2024	+ / –	2023	2024	+ / –
Key Metrics						
Pending Sales	4	3	- 25.0%	6	6	0.0%
Closed Sales	3	2	- 33.3%	6	2	- 66.7%
Median Sales Price*	\$470,000	\$434,950	- 7.5%	\$397,500	\$434,950	+ 9.4%
Inventory of Homes for Sale	9	9	0.0%	--	--	--
Months Supply of Inventory	1.9	2.4	+ 26.3%	--	--	--
Cumulative Days on Market Until Sale	48	29	- 39.6%	48	29	- 39.6%
Percent of Original List Price Received*	98.0%	99.4%	+ 1.4%	98.5%	99.4%	+ 0.9%
New Listings	6	3	- 50.0%	10	9	- 10.0%

* 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

