

Local Market Update – May 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hamilton

Single-Family Properties

| Key Metrics | May | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|---------|
| | 2023 | 2024 | + / - | 2023 | 2024 | + / - |
| Pending Sales | 9 | 8 | - 11.1% | 26 | 27 | + 3.8% |
| Closed Sales | 7 | 6 | - 14.3% | 22 | 20 | - 9.1% |
| Median Sales Price* | \$680,000 | \$885,000 | + 30.1% | \$674,950 | \$930,000 | + 37.8% |
| Inventory of Homes for Sale | 18 | 14 | - 22.2% | -- | -- | -- |
| Months Supply of Inventory | 2.8 | 2.4 | - 14.3% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 32 | 16 | - 50.0% | 45 | 72 | + 60.0% |
| Percent of Original List Price Received* | 105.3% | 100.3% | - 4.7% | 100.0% | 98.0% | - 2.0% |
| New Listings | 13 | 11 | - 15.4% | 35 | 35 | 0.0% |

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

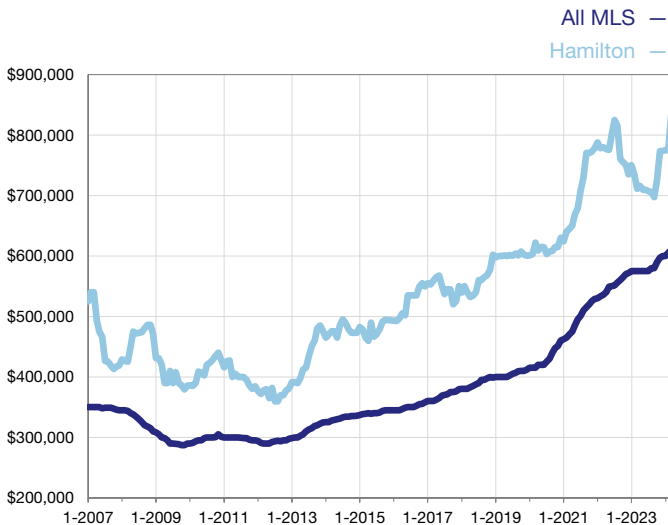
Condominium Properties

| Key Metrics | May | | | Year to Date | | |
|--|-------------|-------------|----------|--------------|------------------|---------|
| | 2023 | 2024 | + / - | 2023 | 2024 | + / - |
| Pending Sales | 3 | 0 | - 100.0% | 6 | 1 | - 83.3% |
| Closed Sales | 1 | 0 | - 100.0% | 4 | 1 | - 75.0% |
| Median Sales Price* | \$1,000,000 | \$0 | - 100.0% | \$824,000 | \$950,000 | + 15.3% |
| Inventory of Homes for Sale | 1 | 1 | 0.0% | -- | -- | -- |
| Months Supply of Inventory | 0.5 | 1.0 | + 100.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 12 | 0 | - 100.0% | 149 | 20 | - 86.6% |
| Percent of Original List Price Received* | 102.1% | 0.0% | - 100.0% | 101.1% | 97.4% | - 3.7% |
| New Listings | 1 | 0 | - 100.0% | 5 | 2 | - 60.0% |

* 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

