

Local Market Update – June 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

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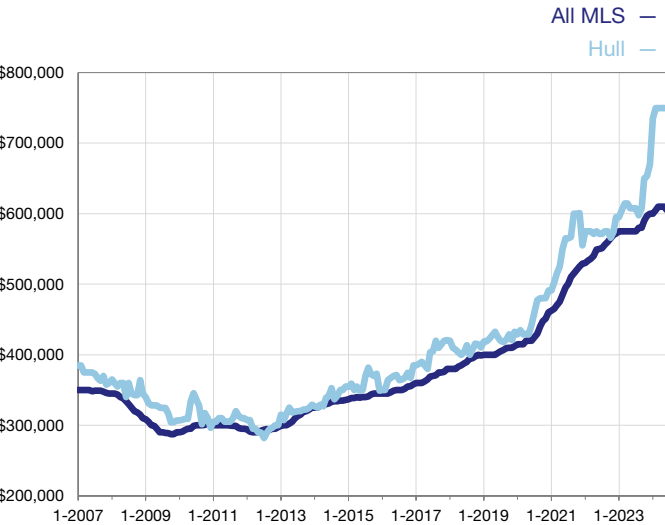
Single-Family Properties	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	10	11	+ 10.0%	45	39	- 13.3%
Closed Sales	14	8	- 42.9%	42	36	- 14.3%
Median Sales Price*	\$710,000	\$702,500	- 1.1%	\$660,000	\$732,500	+ 11.0%
Inventory of Homes for Sale	18	33	+ 83.3%	--	--	--
Months Supply of Inventory	2.3	5.1	+ 121.7%	--	--	--
Cumulative Days on Market Until Sale	31	63	+ 103.2%	41	44	+ 7.3%
Percent of Original List Price Received*	103.4%	95.5%	- 7.6%	97.9%	98.6%	+ 0.7%
New Listings	12	27	+ 125.0%	59	79	+ 33.9%

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

Condominium Properties	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	7	4	- 42.9%	25	22	- 12.0%
Closed Sales	7	3	- 57.1%	25	20	- 20.0%
Median Sales Price*	\$395,000	\$539,999	+ 36.7%	\$420,000	\$437,450	+ 4.2%
Inventory of Homes for Sale	10	9	- 10.0%	--	--	--
Months Supply of Inventory	2.4	2.6	+ 8.3%	--	--	--
Cumulative Days on Market Until Sale	29	116	+ 300.0%	55	48	- 12.7%
Percent of Original List Price Received*	95.6%	90.3%	- 5.5%	96.3%	96.4%	+ 0.1%
New Listings	6	5	- 16.7%	32	30	- 6.3%

* 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

