

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hamilton

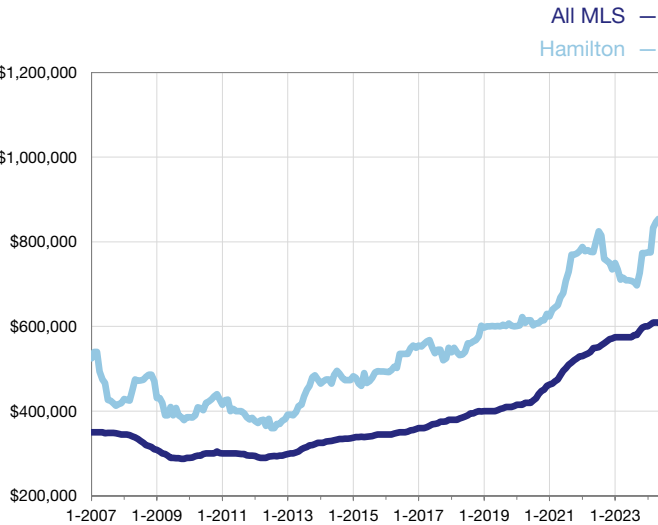
Single-Family Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	5	11	+ 120.0%	42	56	+ 33.3%
Closed Sales	3	10	+ 233.3%	41	51	+ 24.4%
Median Sales Price*	\$775,000	\$963,500	+ 24.3%	\$735,500	\$900,000	+ 22.4%
Inventory of Homes for Sale	16	16	0.0%	--	--	--
Months Supply of Inventory	2.9	2.3	- 20.7%	--	--	--
Cumulative Days on Market Until Sale	22	43	+ 95.5%	46	52	+ 13.0%
Percent of Original List Price Received*	106.5%	100.4%	- 5.7%	100.5%	98.5%	- 2.0%
New Listings	10	9	- 10.0%	56	67	+ 19.6%

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

Condominium Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	2	--	7	3	- 57.1%
Closed Sales	1	0	- 100.0%	7	1	- 85.7%
Median Sales Price*	\$675,000	\$0	- 100.0%	\$719,000	\$950,000	+ 32.1%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	7	0	- 100.0%	92	20	- 78.3%
Percent of Original List Price Received*	104.0%	0.0%	- 100.0%	101.4%	97.4%	- 3.9%
New Listings	0	0	--	6	3	- 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

