

# Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Hingham

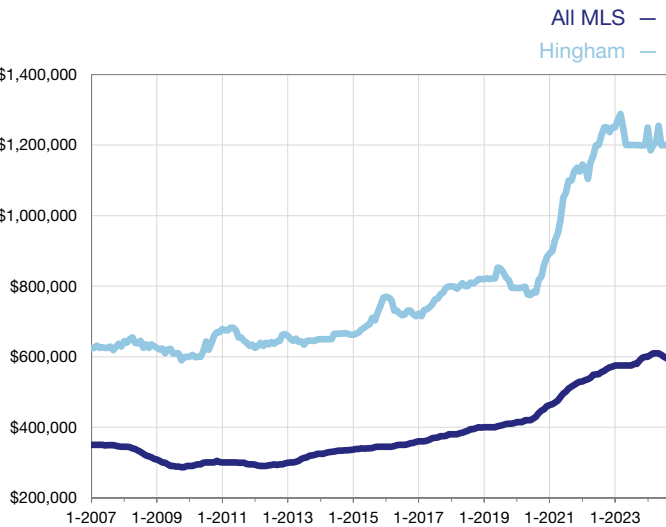
Single-Family Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	16	23	+ 43.8%	126	162	+ 28.6%
Closed Sales	18	21	+ 16.7%	123	145	+ 17.9%
Median Sales Price*	\$1,525,000	\$1,315,000	- 13.8%	\$1,260,000	\$1,350,000	+ 7.1%
Inventory of Homes for Sale	36	43	+ 19.4%	--	--	--
Months Supply of Inventory	2.3	2.4	+ 4.3%	--	--	--
Cumulative Days on Market Until Sale	28	44	+ 57.1%	43	41	- 4.7%
Percent of Original List Price Received*	101.4%	96.2%	- 5.1%	98.9%	97.7%	- 1.2%
New Listings	17	23	+ 35.3%	161	214	+ 32.9%

\* 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	2	6	+ 200.0%	41	45	+ 9.8%
Closed Sales	5	7	+ 40.0%	44	41	- 6.8%
Median Sales Price*	\$475,000	\$1,005,000	+ 111.6%	\$664,500	\$1,005,000	+ 51.2%
Inventory of Homes for Sale	12	5	- 58.3%	--	--	--
Months Supply of Inventory	2.4	1.0	- 58.3%	--	--	--
Cumulative Days on Market Until Sale	14	39	+ 178.6%	39	38	- 2.6%
Percent of Original List Price Received*	98.7%	97.5%	- 1.2%	99.1%	97.8%	- 1.3%
New Listings	10	5	- 50.0%	51	48	- 5.9%

\* 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

