

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

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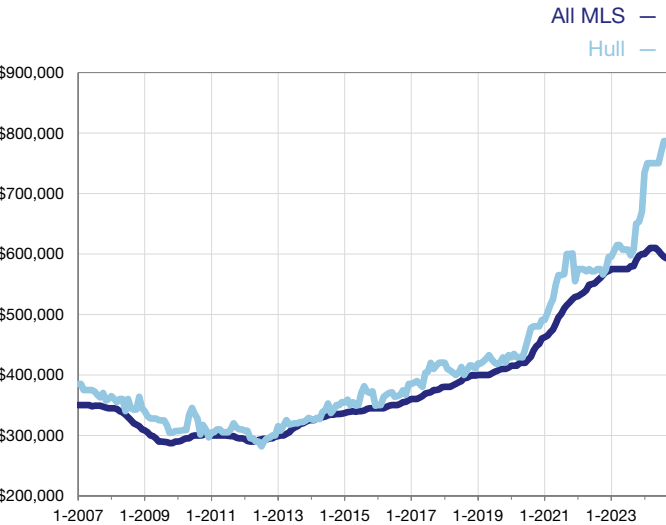
Single-Family Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	8	11	+ 37.5%	67	67	0.0%
Closed Sales	8	9	+ 12.5%	64	65	+ 1.6%
Median Sales Price*	\$760,500	\$639,000	- 16.0%	\$662,500	\$700,000	+ 5.7%
Inventory of Homes for Sale	20	31	+ 55.0%	--	--	--
Months Supply of Inventory	2.8	4.5	+ 60.7%	--	--	--
Cumulative Days on Market Until Sale	50	50	0.0%	40	42	+ 5.0%
Percent of Original List Price Received*	103.7%	93.5%	- 9.8%	98.8%	96.2%	- 2.6%
New Listings	7	14	+ 100.0%	90	119	+ 32.2%

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

Condominium Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	4	5	+ 25.0%	38	38	0.0%
Closed Sales	6	4	- 33.3%	38	33	- 13.2%
Median Sales Price*	\$428,500	\$400,000	- 6.7%	\$432,500	\$440,000	+ 1.7%
Inventory of Homes for Sale	9	7	- 22.2%	--	--	--
Months Supply of Inventory	2.3	1.9	- 17.4%	--	--	--
Cumulative Days on Market Until Sale	44	49	+ 11.4%	46	48	+ 4.3%
Percent of Original List Price Received*	93.8%	96.9%	+ 3.3%	96.9%	97.6%	+ 0.7%
New Listings	2	3	+ 50.0%	51	49	- 3.9%

* 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

