

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hamilton

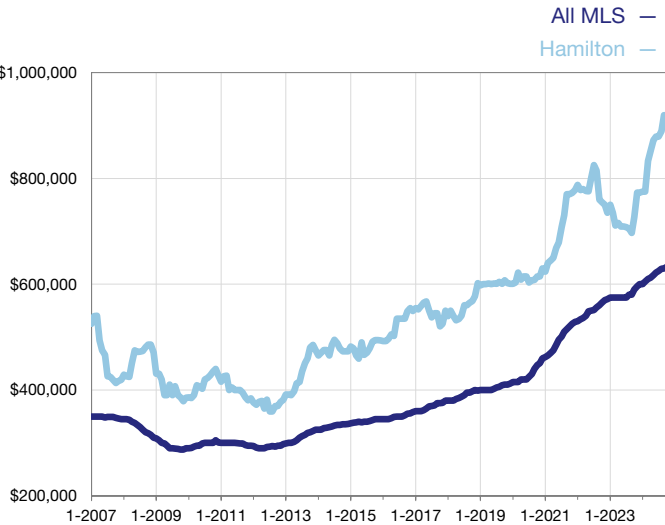
Single-Family Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	10	13	+ 30.0%	57	74	+ 29.8%
Closed Sales	5	8	+ 60.0%	48	68	+ 41.7%
Median Sales Price*	\$1,319,000	\$887,500	- 32.7%	\$765,000	\$915,000	+ 19.6%
Inventory of Homes for Sale	18	12	- 33.3%	--	--	--
Months Supply of Inventory	3.4	1.7	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	21	19	- 9.5%	43	45	+ 4.7%
Percent of Original List Price Received*	101.2%	103.0%	+ 1.8%	100.3%	99.3%	- 1.0%
New Listings	11	9	- 18.2%	75	85	+ 13.3%

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

Condominium Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	1	--	7	5	- 28.6%
Closed Sales	0	1	--	7	4	- 42.9%
Median Sales Price*	\$0	\$1,260,000	--	\$719,000	\$725,000	+ 0.8%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	21	--	92	56	- 39.1%
Percent of Original List Price Received*	0.0%	100.9%	--	101.4%	95.6%	- 5.7%
New Listings	0	0	--	6	5	- 16.7%

* 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

