

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

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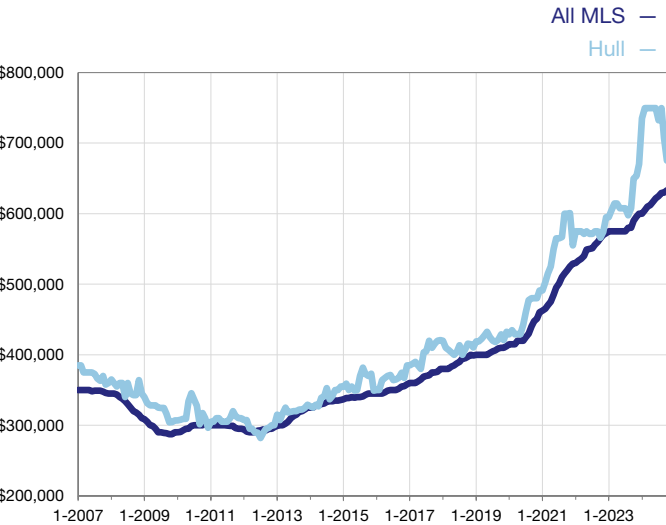
Single-Family Properties	October			Year to Date		
Key Metrics	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	8	10	+ 25.0%	75	76	+ 1.3%
Closed Sales	11	8	- 27.3%	75	73	- 2.7%
Median Sales Price*	\$835,000	\$558,750	- 33.1%	\$720,000	\$698,000	- 3.1%
Inventory of Homes for Sale	16	26	+ 62.5%	--	--	--
Months Supply of Inventory	2.1	3.7	+ 76.2%	--	--	--
Cumulative Days on Market Until Sale	34	49	+ 44.1%	39	43	+ 10.3%
Percent of Original List Price Received*	101.1%	93.0%	- 8.0%	99.2%	95.8%	- 3.4%
New Listings	5	11	+ 120.0%	95	131	+ 37.9%

* 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		
Key Metrics	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	1	1	0.0%	39	37	- 5.1%
Closed Sales	5	3	- 40.0%	43	36	- 16.3%
Median Sales Price*	\$375,000	\$470,000	+ 25.3%	\$412,000	\$449,450	+ 9.1%
Inventory of Homes for Sale	11	13	+ 18.2%	--	--	--
Months Supply of Inventory	2.9	3.6	+ 24.1%	--	--	--
Cumulative Days on Market Until Sale	45	17	- 62.2%	46	45	- 2.2%
Percent of Original List Price Received*	95.6%	101.2%	+ 5.9%	96.7%	97.9%	+ 1.2%
New Listings	5	6	+ 20.0%	56	55	- 1.8%

* 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

