

Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

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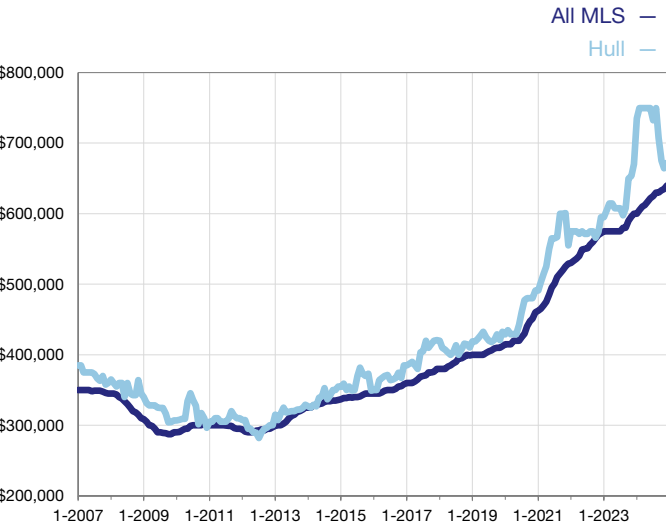
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	7	8	+ 14.3%	83	87	+ 4.8%
Closed Sales	2	4	+ 100.0%	81	84	+ 3.7%
Median Sales Price*	\$550,000	\$585,750	+ 6.5%	\$670,000	\$672,000	+ 0.3%
Inventory of Homes for Sale	11	13	+ 18.2%	--	--	--
Months Supply of Inventory	1.6	1.8	+ 12.5%	--	--	--
Cumulative Days on Market Until Sale	65	68	+ 4.6%	42	46	+ 9.5%
Percent of Original List Price Received*	89.8%	93.1%	+ 3.7%	98.7%	95.8%	- 2.9%
New Listings	5	4	- 20.0%	109	138	+ 26.6%

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

Condominium Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	2	6	+ 200.0%	45	48	+ 6.7%
Closed Sales	3	2	- 33.3%	49	39	- 20.4%
Median Sales Price*	\$370,000	\$500,000	+ 35.1%	\$395,000	\$449,900	+ 13.9%
Inventory of Homes for Sale	8	3	- 62.5%	--	--	--
Months Supply of Inventory	2.1	0.8	- 61.9%	--	--	--
Cumulative Days on Market Until Sale	29	101	+ 248.3%	45	47	+ 4.4%
Percent of Original List Price Received*	98.8%	93.5%	- 5.4%	96.4%	97.8%	+ 1.5%
New Listings	1	2	+ 100.0%	62	61	- 1.6%

* 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

