

Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

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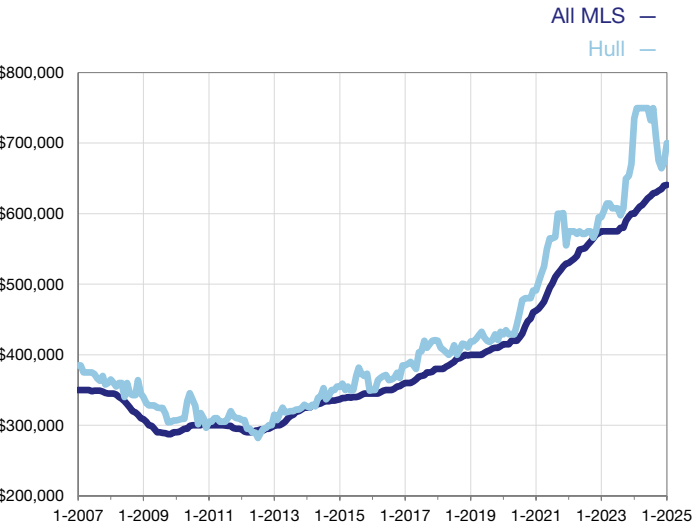
Single-Family Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	4	4	0.0%	4	4	0.0%
Closed Sales	9	8	- 11.1%	9	8	- 11.1%
Median Sales Price*	\$787,000	\$912,000	+ 15.9%	\$787,000	\$912,000	+ 15.9%
Inventory of Homes for Sale	15	13	- 13.3%	--	--	--
Months Supply of Inventory	2.2	1.8	- 18.2%	--	--	--
Cumulative Days on Market Until Sale	53	66	+ 24.5%	53	66	+ 24.5%
Percent of Original List Price Received*	96.1%	93.6%	- 2.6%	96.1%	93.6%	- 2.6%
New Listings	8	8	0.0%	8	8	0.0%

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

Condominium Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	3	3	0.0%	3	3	0.0%
Closed Sales	0	4	--	0	4	--
Median Sales Price*	\$0	\$516,250	--	\$0	\$516,250	--
Inventory of Homes for Sale	10	2	- 80.0%	--	--	--
Months Supply of Inventory	2.7	3.0	+ 11.1%	--	--	--
Cumulative Days on Market Until Sale	0	32	--	0	32	--
Percent of Original List Price Received*	0.0%	98.4%	--	0.0%	98.4%	--
New Listings	6	2	- 66.7%	6	2	- 66.7%

* 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

