

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

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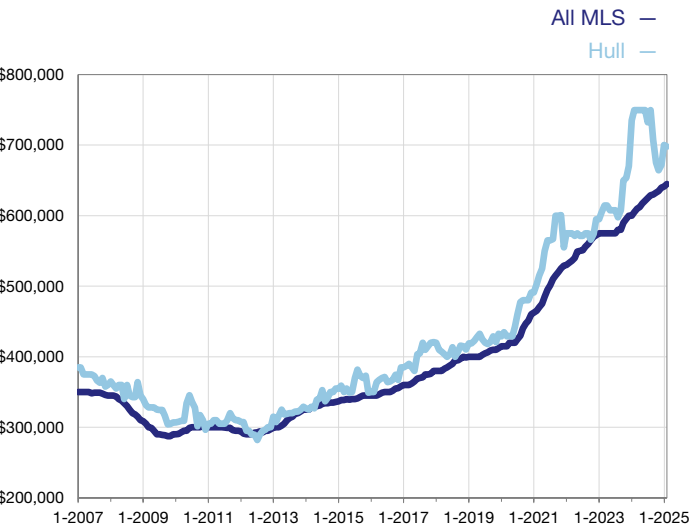
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	3	7	+ 133.3%	7	11	+ 57.1%
Closed Sales	2	4	+ 100.0%	11	12	+ 9.1%
Median Sales Price*	\$712,000	\$551,500	- 22.5%	\$787,000	\$782,500	- 0.6%
Inventory of Homes for Sale	17	12	- 29.4%	--	--	--
Months Supply of Inventory	2.5	1.6	- 36.0%	--	--	--
Cumulative Days on Market Until Sale	29	74	+ 155.2%	48	68	+ 41.7%
Percent of Original List Price Received*	100.4%	89.2%	- 11.2%	96.9%	92.1%	- 5.0%
New Listings	8	7	- 12.5%	16	15	- 6.3%

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

Condominium Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	2	1	- 50.0%	5	3	- 40.0%
Closed Sales	2	4	+ 100.0%	2	8	+ 300.0%
Median Sales Price*	\$434,950	\$365,000	- 16.1%	\$434,950	\$375,000	- 13.8%
Inventory of Homes for Sale	11	12	+ 9.1%	--	--	--
Months Supply of Inventory	3.0	3.1	+ 3.3%	--	--	--
Cumulative Days on Market Until Sale	29	166	+ 472.4%	29	99	+ 241.4%
Percent of Original List Price Received*	99.4%	93.1%	- 6.3%	99.4%	95.7%	- 3.7%
New Listings	4	10	+ 150.0%	10	12	+ 20.0%

* 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

