

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hull

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	7	5	- 28.6%	86	90	+ 4.7%
Closed Sales	4	6	+ 50.0%	84	96	+ 14.3%
Median Sales Price*	\$585,750	\$664,000	+ 13.4%	\$672,000	\$730,000	+ 8.6%
Inventory of Homes for Sale	19	18	- 5.3%	--	--	--
Months Supply of Inventory	2.7	2.4	- 11.1%	--	--	--
Cumulative Days on Market Until Sale	68	66	- 2.9%	46	57	+ 23.9%
Percent of Original List Price Received*	93.1%	90.6%	- 2.7%	95.8%	94.3%	- 1.6%
New Listings	4	4	0.0%	138	140	+ 1.4%

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

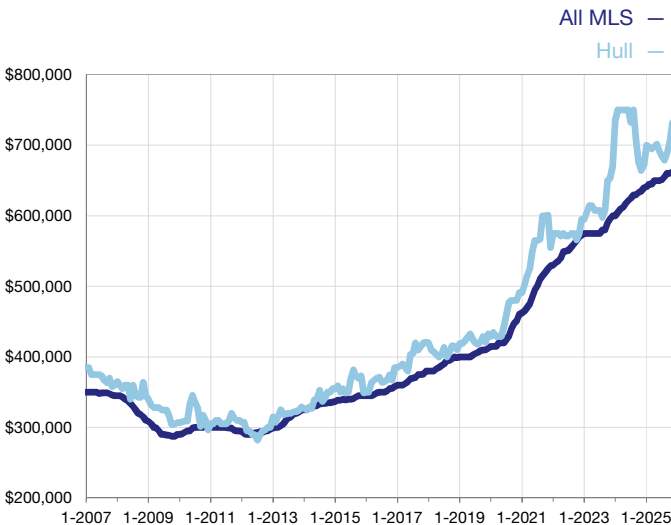
Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	5	3	- 40.0%	46	44	- 4.3%
Closed Sales	2	1	- 50.0%	39	48	+ 23.1%
Median Sales Price*	\$500,000	\$652,000	+ 30.4%	\$449,900	\$430,750	- 4.3%
Inventory of Homes for Sale	7	4	- 42.9%	--	--	--
Months Supply of Inventory	1.8	1.1	- 38.9%	--	--	--
Cumulative Days on Market Until Sale	101	42	- 58.4%	47	62	+ 31.9%
Percent of Original List Price Received*	93.5%	100.3%	+ 7.3%	97.8%	96.3%	- 1.5%
New Listings	2	2	0.0%	61	74	+ 21.3%

* 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

