

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hull

Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	6	6	0.0%	10	13	+ 30.0%
Closed Sales	4	3	- 25.0%	12	6	- 50.0%
Median Sales Price*	\$551,500	\$660,000	+ 19.7%	\$782,500	\$766,250	- 2.1%
Inventory of Homes for Sale	15	18	+ 20.0%	--	--	--
Months Supply of Inventory	2.0	2.3	+ 15.0%	--	--	--
Cumulative Days on Market Until Sale	74	46	- 37.8%	68	47	- 30.9%
Percent of Original List Price Received*	89.2%	97.3%	+ 9.1%	92.1%	97.5%	+ 5.9%
New Listings	7	6	- 14.3%	15	14	- 6.7%

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

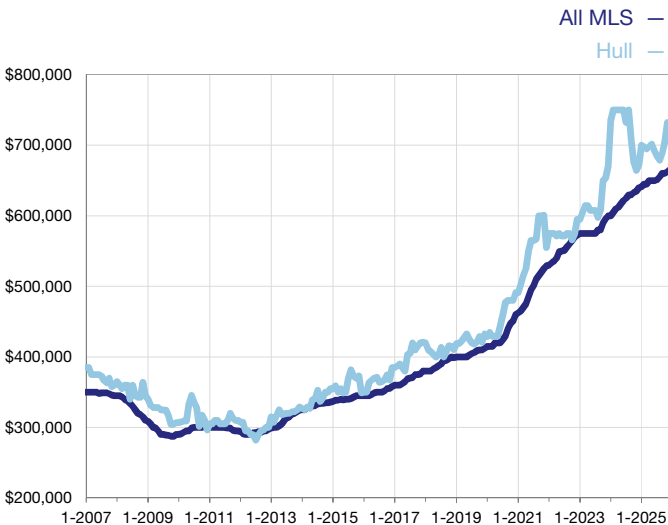
Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	1	0	- 100.0%	3	1	- 66.7%
Closed Sales	4	1	- 75.0%	8	3	- 62.5%
Median Sales Price*	\$365,000	\$410,000	+ 12.3%	\$375,000	\$480,000	+ 28.0%
Inventory of Homes for Sale	14	5	- 64.3%	--	--	--
Months Supply of Inventory	3.8	1.3	- 65.8%	--	--	--
Cumulative Days on Market Until Sale	166	7	- 95.8%	99	76	- 23.2%
Percent of Original List Price Received*	93.1%	102.5%	+ 10.1%	95.7%	98.6%	+ 3.0%
New Listings	10	0	- 100.0%	12	2	- 83.3%

* 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

