

Local Market Update – March 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hull

Single-Family Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	3	11	+ 266.7%	13	22	+ 69.2%
Closed Sales	5	9	+ 80.0%	17	15	- 11.8%
Median Sales Price*	\$705,000	\$590,000	- 16.3%	\$740,000	\$707,500	- 4.4%
Inventory of Homes for Sale	22	23	+ 4.5%	--	--	--
Months Supply of Inventory	3.1	2.8	- 9.7%	--	--	--
Cumulative Days on Market Until Sale	64	108	+ 68.8%	67	83	+ 23.9%
Percent of Original List Price Received*	88.2%	95.7%	+ 8.5%	91.0%	96.4%	+ 5.9%
New Listings	12	24	+ 100.0%	27	37	+ 37.0%

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

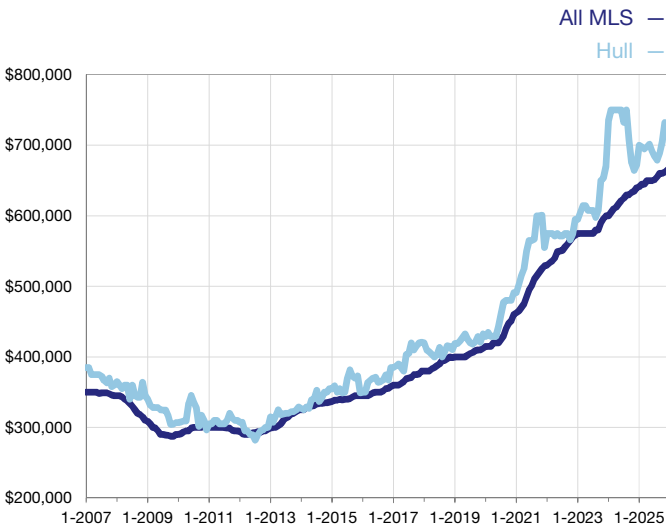
Condominium Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	4	1	- 75.0%	7	3	- 57.1%
Closed Sales	2	1	- 50.0%	10	4	- 60.0%
Median Sales Price*	\$527,500	\$1,295,000	+ 145.5%	\$438,750	\$480,000	+ 9.4%
Inventory of Homes for Sale	17	18	+ 5.9%	--	--	--
Months Supply of Inventory	5.0	5.4	+ 8.0%	--	--	--
Cumulative Days on Market Until Sale	41	43	+ 4.9%	87	68	- 21.8%
Percent of Original List Price Received*	92.7%	100.0%	+ 7.9%	95.1%	98.9%	+ 4.0%
New Listings	10	14	+ 40.0%	22	16	- 27.3%

* 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

