

Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hamilton

Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	6	8	+ 33.3%	18	17	- 5.6%
Closed Sales	5	3	- 40.0%	17	15	- 11.8%
Median Sales Price*	\$745,000	\$840,000	+ 12.8%	\$810,000	\$840,000	+ 3.7%
Inventory of Homes for Sale	10	9	- 10.0%	--	--	--
Months Supply of Inventory	1.5	1.7	+ 13.3%	--	--	--
Cumulative Days on Market Until Sale	39	55	+ 41.0%	50	32	- 36.0%
Percent of Original List Price Received*	99.8%	97.9%	- 1.9%	98.2%	101.3%	+ 3.2%
New Listings	7	12	+ 71.4%	20	22	+ 10.0%

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

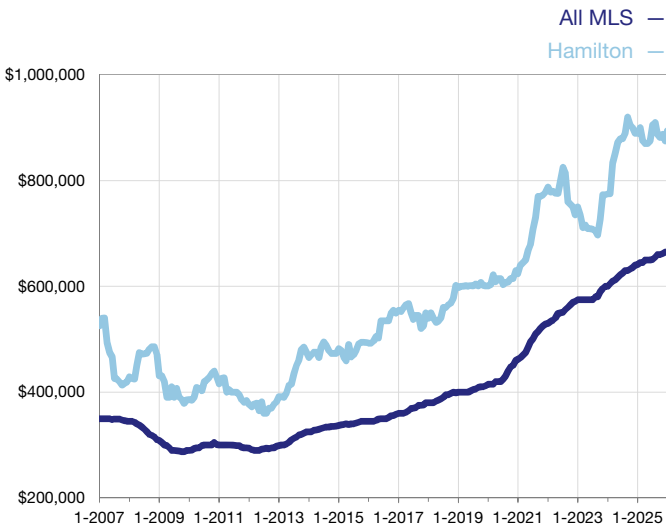
Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	0	2	--	1	3	+ 200.0%
Closed Sales	0	0	--	0	1	--
Median Sales Price*	\$0	\$0	--	\$0	\$1,185,000	--
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	0.8	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	54	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	94.8%	--
New Listings	0	1	--	1	2	+ 100.0%

* 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

