

# Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Hull

### Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	9	18	+ 100.0%	22	35	+ 59.1%
Closed Sales	6	7	+ 16.7%	23	22	- 4.3%
Median Sales Price*	\$925,000	\$690,000	- 25.4%	\$785,000	\$698,750	- 11.0%
Inventory of Homes for Sale	34	29	- 14.7%	--	--	--
Months Supply of Inventory	4.6	3.4	- 26.1%	--	--	--
Cumulative Days on Market Until Sale	35	74	+ 111.4%	59	80	+ 35.6%
Percent of Original List Price Received*	93.2%	96.3%	+ 3.3%	91.6%	96.4%	+ 5.2%
New Listings	22	22	0.0%	49	56	+ 14.3%

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

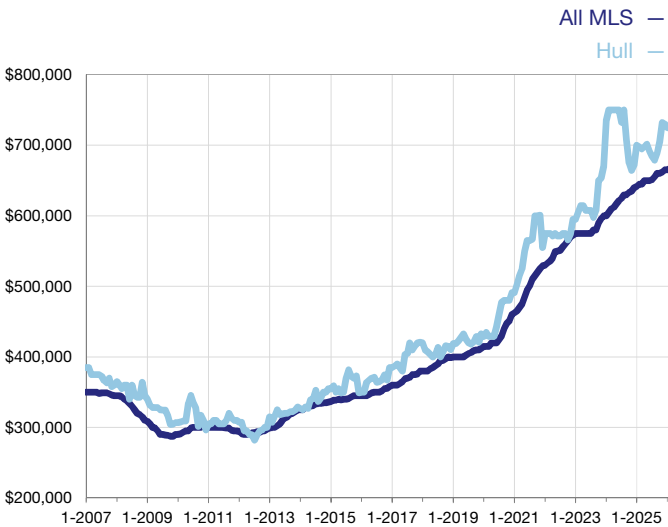
### Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	8	5	- 37.5%	15	8	- 46.7%
Closed Sales	5	1	- 80.0%	15	5	- 66.7%
Median Sales Price*	\$365,000	\$425,000	+ 16.4%	\$375,000	\$480,000	+ 28.0%
Inventory of Homes for Sale	18	19	+ 5.6%	--	--	--
Months Supply of Inventory	4.6	6.2	+ 34.8%	--	--	--
Cumulative Days on Market Until Sale	22	14	- 36.4%	65	57	- 12.3%
Percent of Original List Price Received*	100.6%	103.9%	+ 3.3%	96.9%	99.9%	+ 3.1%
New Listings	10	8	- 20.0%	32	25	- 21.9%

\* 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

