

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

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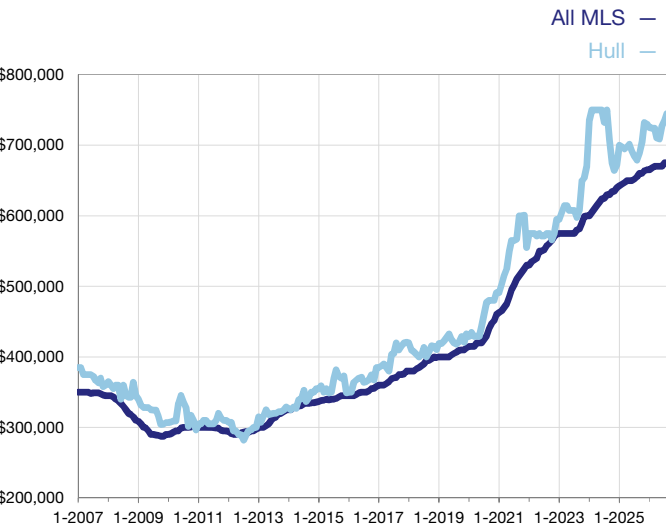
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	10	11	+ 10.0%	60	79	+ 31.7%
Closed Sales	6	6	0.0%	58	69	+ 19.0%
Median Sales Price*	\$685,000	\$1,093,750	+ 59.7%	\$722,500	\$779,000	+ 7.8%
Inventory of Homes for Sale	33	25	- 24.2%	--	--	--
Months Supply of Inventory	4.4	2.8	- 36.4%	--	--	--
Cumulative Days on Market Until Sale	47	63	+ 34.0%	52	62	+ 19.2%
Percent of Original List Price Received*	97.3%	91.9%	- 5.5%	94.4%	95.0%	+ 0.6%
New Listings	11	13	+ 18.2%	98	111	+ 13.3%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	4	11	+ 175.0%	32	34	+ 6.3%
Closed Sales	6	5	- 16.7%	36	22	- 38.9%
Median Sales Price*	\$443,250	\$530,000	+ 19.6%	\$437,750	\$514,500	+ 17.5%
Inventory of Homes for Sale	21	20	- 4.8%	--	--	--
Months Supply of Inventory	5.5	5.3	- 3.6%	--	--	--
Cumulative Days on Market Until Sale	70	57	- 18.6%	58	57	- 1.7%
Percent of Original List Price Received*	96.1%	94.9%	- 1.2%	96.2%	97.7%	+ 1.6%
New Listings	6	6	0.0%	63	59	- 6.3%

* 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

