

# Hingham, MA Area Market Review

2022 vs. 2021 As of March 28, 2022

Prepared by Ryan Cook on Monday, March 28, 2022

## Single Family

Listing Inventory on March 28	2021	2022	Var.	Var. %	Trend
Listing Units	17	13	-4	-23.53%	↓
Average Days on Market	50	28	-22	-44%	↓
Average List Price	\$1,442,097.06	\$1,773,053.85	\$330,956.79	22.95%	↑
Average List \$ / SqFt	\$526.00	\$497.17	-\$28.83	-5.48%	↓
Approximate Absorption Rate	136.27%	184.62%	48.35%	35.48%	↑
Approximate Months Supply of Inventory	0.73	0.54	-0.19	-26.03%	↓
Listed (Year to Date)	2021	2022	Var.	Var. %	Trend
Listing Units (Taken)	75	66	-9	-12%	↓
Average Original List Price	\$1,287,002.65	\$1,481,874.23	\$194,871.58	15.14%	↑
Average Original List \$ / SqFt	\$457.54	\$506.63	\$49.09	10.73%	↑
Went Pending (Year to Date)	2021	2022	Var.	Var. %	Trend
Listing Units (Went Pending)	66	58	-8	-12.12%	↓
Average List Price	\$1,329,975.74	\$1,385,962.03	\$55,986.29	4.21%	↑
Average List \$ / SqFt	\$455.29	\$501.48	\$46.19	10.15%	↑
Average Days to Offer	16	15	-1	-6.25%	↓
Listed & Price Changed (Year to Date)	2021	2022	Var.	Var. %	Trend
Listing Units (Price Changed)	6	6	0	0%	↔
Average Original List Price	\$1,089,333.33	\$1,296,166.67	\$206,833.34	18.99%	↑
Average Original List \$ / SqFt	\$528.13	\$578.14	\$50.01	9.47%	↑
Sold (Year to Date)	2021	2022	Var.	Var. %	Trend
Closed Units (Sold)	34	39	5	14.71%	↑
Average Days on Market	75	24	-51	-68%	↓
Average Days to Offer	50	12	-38	-76%	↓
Average Sale Price	\$1,185,205.88	\$1,175,692.31	-\$9,513.57	-0.80%	↓
Average Sale \$ / SqFt	\$441.99	\$489.48	\$47.49	10.74%	↑
Average List Price	\$1,234,611.76	\$1,159,299.92	-\$75,311.84	-6.10%	↓
Average List \$ / SqFt	\$454.49	\$479.51	\$25.02	5.51%	↑
Average Original List Price	\$1,261,876.44	\$1,167,274.31	-\$94,602.13	-7.50%	↓
Average Original List \$ / SqFt	\$466.98	\$482.92	\$15.94	3.41%	↑
Average Sale Price as % of List Price	97.55%	101.89%	4.34%	4.45%	↑
Average Sale Price as % of Original List Price	95.29%	101.37%	6.08%	6.38%	↑
Sold Units - Short Sale	0	0	0	0%	↔
Sold Units - Lender-Owned	0	0	0	0%	↔
12-Month Activity as of March 28	2021	2022	Var.	Var. %	Trend
Units Listed	350	342	-8	-2.29%	↓
Units Price Changed	76	63	-13	-17.11%	↓
Units Went Pending	313	307	-6	-1.92%	↓
Units Sold	278	288	10	3.60%	↑

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