

Hingham, MA Area Market Review

2022 vs. 2021 As of October 3, 2022

Prepared by Ryan Cook on Monday, October 03, 2022

Single Family

Listing Inventory on October 3	2021	2022	Var.	Var. %	Trend
Listing Units	24	50	26	108.33%	↑
Average Days on Market	41	69	28	68.29%	↑
Average List Price	\$1,621,704.17	\$1,741,269.98	\$119,565.81	7.37%	↑
Average List \$ / SqFt	\$539.92	\$539.00	-\$0.92	-0.17%	↓
Approximate Absorption Rate	101.04%	41.50%	-59.54%	-58.93%	↓
Approximate Months Supply of Inventory	0.99	2.41	1.42	143.43%	↑
Listed (Year to Date)	2021	2022	Var.	Var. %	Trend
Listing Units (Taken)	288	281	-7	-2.43%	↓
Average Original List Price	\$1,307,236.28	\$1,578,584.85	\$271,348.57	20.76%	↑
Average Original List \$ / SqFt	\$485.47	\$536.79	\$51.32	10.57%	↑
Went Pending (Year to Date)	2021	2022	Var.	Var. %	Trend
Listing Units (Went Pending)	248	201	-47	-18.95%	↓
Average List Price	\$1,263,140.52	\$1,434,847.47	\$171,706.95	13.59%	↑
Average List \$ / SqFt	\$472.50	\$505.34	\$32.84	6.95%	↑
Average Days to Offer	15	15	0	0%	↔
Listed & Price Changed (Year to Date)	2021	2022	Var.	Var. %	Trend
Listing Units (Price Changed)	53	65	12	22.64%	↑
Average Original List Price	\$1,404,768.87	\$1,652,397.66	\$247,628.79	17.63%	↑
Average Original List \$ / SqFt	\$499.40	\$617.38	\$117.98	23.62%	↑
Sold (Year to Date)	2021	2022	Var.	Var. %	Trend
Closed Units (Sold)	217	183	-34	-15.67%	↓
Average Days on Market	33	23	-10	-30.30%	↓
Average Days to Offer	18	13	-5	-27.78%	↓
Average Sale Price	\$1,253,734.97	\$1,389,084.86	\$135,349.89	10.80%	↑
Average Sale \$ / SqFt	\$464.84	\$506.68	\$41.84	9%	↑
Average List Price	\$1,240,705.75	\$1,363,637.39	\$122,931.64	9.91%	↑
Average List \$ / SqFt	\$455.90	\$498.63	\$42.73	9.37%	↑
Average Original List Price	\$1,254,591.47	\$1,376,090.40	\$121,498.93	9.68%	↑
Average Original List \$ / SqFt	\$461.16	\$503.81	\$42.65	9.25%	↑
Average Sale Price as % of List Price	102.13%	102.03%	-0.10%	-0.10%	↓
Average Sale Price as % of Original List Price	101.10%	101.22%	0.12%	0.12%	↑
Sold Units - Short Sale	0	0	0	0%	↔
Sold Units - Lender-Owned	0	0	0	0%	↔
12-Month Activity as of October 3	2021	2022	Var.	Var. %	Trend
Units Listed	341	344	3	0.88%	↑
Units Price Changed	70	76	6	8.57%	↑
Units Went Pending	300	268	-32	-10.67%	↓
Units Sold	291	249	-42	-14.43%	↓

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