

Hingham, MA Real Estate Market Review

2022 vs. 2021 Per Quarter

Prepared by Ryan Cook on Thursday, December 29, 2022

Single Family

Listing Inventory	Q1			Q2			Q3			Q4		
	2021	2022	Var.	2021	2022	Var.	2021	2022	Var.	2021	2022*	Var.
Listing Units	20	17	-3	23	45	22	28	52	24	8	16	8
Avg. Days on Market	44	22	-22	45	38	-7	33	66	33	49	132	83
Avg. List Price	\$1,417,682.50	\$1,964,858.82	\$547,176.32	\$1,615,993.48	\$2,132,586.67	\$516,593.19	\$1,539,032.14	\$1,728,336.52	\$189,304.38	\$1,167,737.38	\$1,878,612.50	\$710,875.12
Avg. List \$ / SqFt	\$501.33	\$538.15	\$36.82	\$489.74	\$603.28	\$113.54	\$543.64	\$533.80	-\$9.84	\$508.25	\$512.03	\$3.78
Approx. Absorption Rate	118.75%	142.65%	23.90%	114.49%	52.59%	-61.90%	88.10%	40.71%	-47.39%	295.83%	121.35%	-174.48%
Approx. Months Supply of Inventory	0.84	0.70	-0.14	0.87	1.90	1.03	1.14	2.46	1.32	0.34	0.82	0.48
Listed (Per Quarter)	Q1			Q2			Q3			Q4		
	2021	2022	Var.	2021	2022	Var.	2021	2022	Var.	2021	2022*	Var.
Listing Units (Taken)	80	76	-4	127	124	-3	81	81	0	63	37	-26
Avg. Original List Price	\$1,287,339.99	\$1,567,547.36	\$280,207.37	\$1,245,844.49	\$1,663,056.44	\$417,211.95	\$1,423,143.21	\$1,460,861.04	\$37,717.83	\$1,221,361.89	\$1,324,132.43	\$102,770.54
Avg. Original List \$ / SqFt	\$454.74	\$516.76	\$62.02	\$481.10	\$559.42	\$78.32	\$522.69	\$523.47	\$0.78	\$506.98	\$521.26	\$14.28
Listed & Price Changed (Per Quarter)	Q1			Q2			Q3			Q4		
	2021	2022	Var.	2021	2022	Var.	2021	2022	Var.	2021	2022*	Var.
Listing Units (Price Changed)	6	7	1	29	28	-1	8	15	7	9	13	4
Avg. Original List Price	\$1,089,333.33	\$1,343,714.29	\$254,380.96	\$1,447,650.00	\$1,730,239.29	\$282,589.29	\$1,262,737.50	\$1,535,496.53	\$272,759.03	\$1,169,644.44	\$1,648,538.46	\$478,894.02
Avg. Original List \$ / SqFt	\$528.13	\$620.40	\$92.27	\$483.16	\$636.93	\$153.77	\$568.15	\$630.80	\$62.65	\$499.91	\$540.24	\$40.33
Went Pending (Per Quarter)	Q1			Q2			Q3			Q4		
	2021	2022	Var.	2021	2022	Var.	2021	2022	Var.	2021	2022*	Var.
Listing Units (Went Pending)	70	63	-7	116	88	-28	63	52	-11	69	53	-16
Avg. List Price	\$1,325,589.99	\$1,407,504.73	\$81,914.74	\$1,196,421.54	\$1,468,912.49	\$272,490.95	\$1,356,788.10	\$1,463,716.25	\$106,928.15	\$1,236,288.39	\$1,262,443.38	\$26,154.99
Avg. List \$ / SqFt	\$451.28	\$503.53	\$52.25	\$476.51	\$520.37	\$43.86	\$494.16	\$508.65	\$14.49	\$499.92	\$505.10	\$5.18
Avg. Days to Offer	15	16	1	12	11	-1	22	22	0	20	39	19

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Sold (Per Quarter)	Q1			Q2			Q3			Q4		
	2021	2022	Var.	2021	2022	Var.	2021	2022	Var.	2021	2022*	Var.
Closed Units (Sold)	42	45	3	91	81	-10	82	59	-23	68	48	-20
Avg. Days on Market	66	24	-42	21	24	3	27	20	-7	34	43	9
Avg. Days to Offer	44	13	-31	11	13	2	13	13	0	23	27	4
Avg. Sale Price	\$1,201,666.67	\$1,175,377.78	-\$26,288.89	\$1,286,307.69	\$1,510,001.28	\$223,693.59	\$1,252,823.02	\$1,384,946.00	\$132,122.98	\$1,351,922.43	\$1,195,829.06	-\$156,093.37
Avg. Sale \$ / SqFt	\$444.30	\$485.22	\$40.92	\$466.60	\$533.75	\$67.15	\$473.60	\$485.13	\$11.53	\$519.50	\$492.58	-\$26.92
Avg. List Price	\$1,235,304.76	\$1,159,126.60	-\$76,178.16	\$1,265,582.41	\$1,482,266.65	\$216,684.24	\$1,225,101.82	\$1,354,919.42	\$129,817.60	\$1,359,001.47	\$1,228,797.88	-\$130,203.59
Avg. List \$ / SqFt	\$452.00	\$476.64	\$24.64	\$454.37	\$525.57	\$71.20	\$459.75	\$477.54	\$17.79	\$522.94	\$501.81	-\$21.13
Avg. Original List Price	\$1,261,066.64	\$1,166,037.73	-\$95,028.91	\$1,272,847.24	\$1,493,562.95	\$220,715.71	\$1,240,103.05	\$1,372,765.19	\$132,662.14	\$1,395,176.47	\$1,268,443.71	-\$126,732.76
Avg. Original List \$ / SqFt	\$463.03	\$479.60	\$16.57	\$457.14	\$530.49	\$73.35	\$464.59	\$484.59	\$20.00	\$535.72	\$519.21	-\$16.51
Avg. Sale Price as % of List Price	98.58%	101.65%	3.07%	103.07%	102.50%	-0.57%	102.96%	101.68%	-1.28%	99.75%	98.26%	-1.49%
Avg. Sale Price as % of Original List Price	96.56%	101.20%	4.64%	102.43%	101.94%	-0.49%	102.06%	100.29%	-1.77%	98.04%	95.30%	-2.74%
Sold Units - Short Sale	0	0	0	0	0	0	0	0	0	0	0	0
Sold Units - Lender-Owned	0	0	0	0	0	0	0	0	0	0	0	0
12-Month Activity	Q1			Q2			Q3			Q4		
	2021	2022	Var.	2021	2022	Var.	2021	2022	Var.	2021	2022*	Var.
Units Listed	354	350	-4	371	344	-27	347	349	2	351	318	-33
Units Price Changed	75	63	-12	86	61	-25	71	75	4	67	90	23
Units Went Pending	313	309	-4	335	281	-54	299	269	-30	315	250	-65
Units Sold	285	291	6	316	284	-32	296	254	-42	284	233	-51

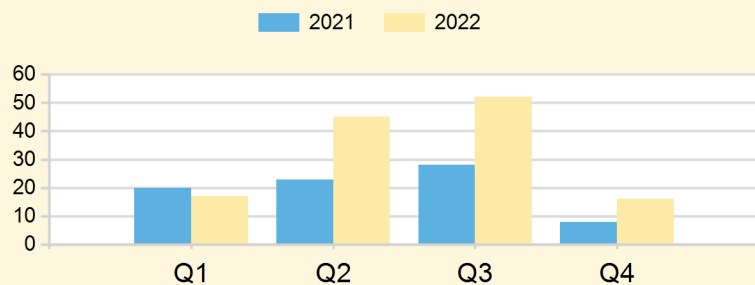
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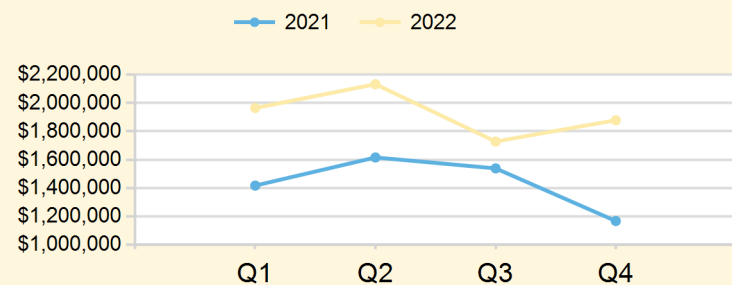
Single Family

Listing Inventory on the Last Day of Each Quarter



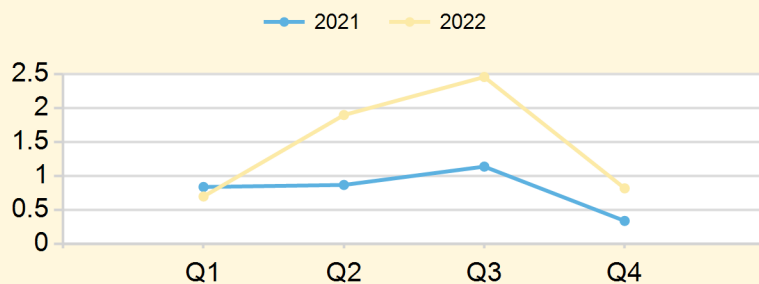
	Q1	Q2	Q3	Q4
2021	20	23	28	8
2022	17	45	52	16

Average List Price on the Last Day of Each Quarter



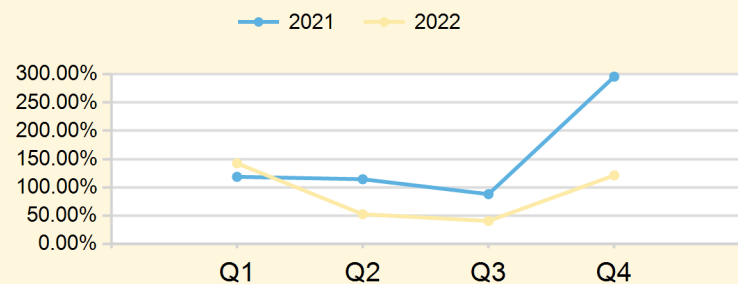
	Q1	Q2	Q3	Q4
2021	\$1,417,682.50	\$1,615,993.48	\$1,539,032.14	\$1,167,737.38
2022	\$1,964,858.82	\$2,132,586.67	\$1,728,336.52	\$1,878,612.50

Approx. Months supply per Quarter



	Q1	Q2	Q3	Q4
2021	0.84	0.87	1.14	0.34
2022	0.70	1.90	2.46	0.82

Approx. Absorption Rate Per Quarter



	Q1	Q2	Q3	Q4
2021	118.75%	114.49%	88.10%	295.83%
2022	142.65%	52.59%	40.71%	121.35%

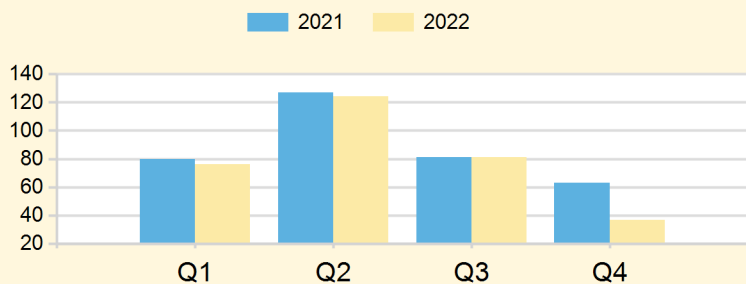
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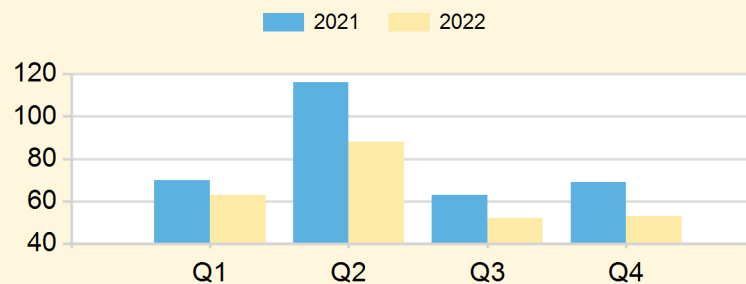
Single Family

Properties Listed During Each Quarter



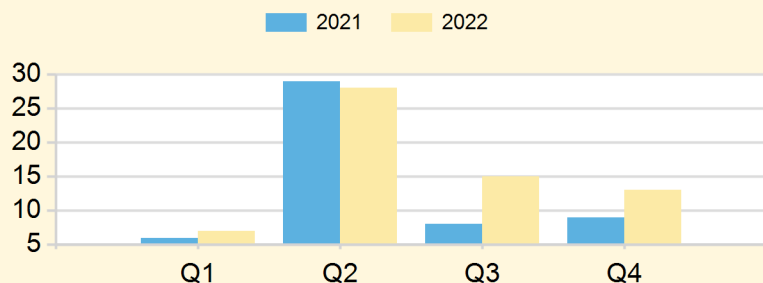
	Q1	Q2	Q3	Q4
2021	80	127	81	63
2022	76	124	81	37

Went Pending During Each Quarter



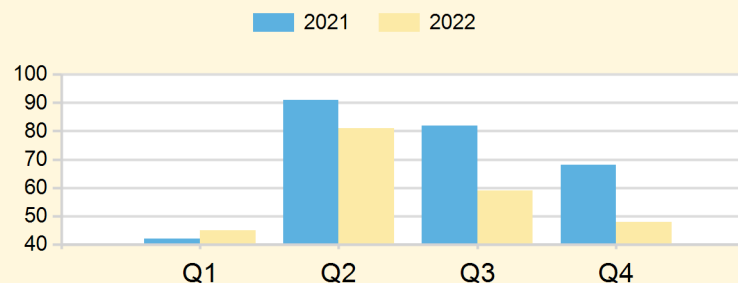
	Q1	Q2	Q3	Q4
2021	70	116	63	69
2022	63	88	52	53

Price Changed During Each Quarter



	Q1	Q2	Q3	Q4
2021	6	29	8	9
2022	7	28	15	13

Sold Listings During Each Quarter



	Q1	Q2	Q3	Q4
2021	42	91	82	68
2022	45	81	59	48

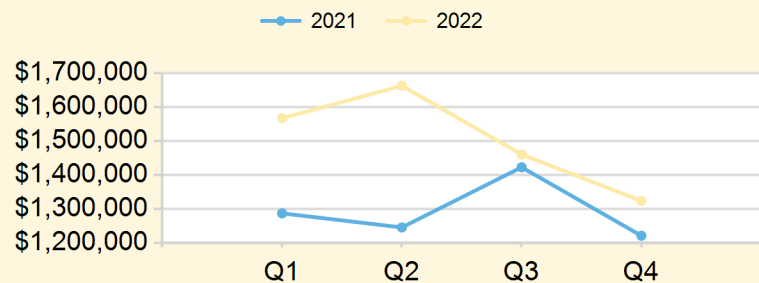
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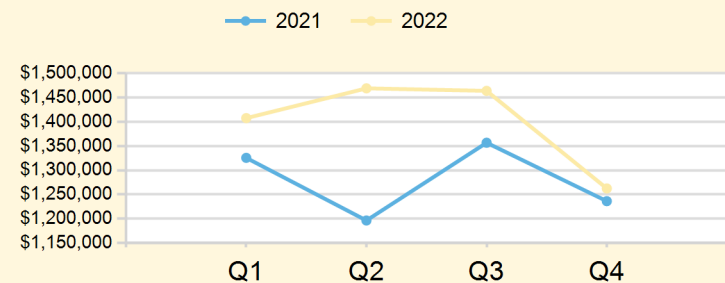
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Listed Properties - Average List Price For Each Quarter



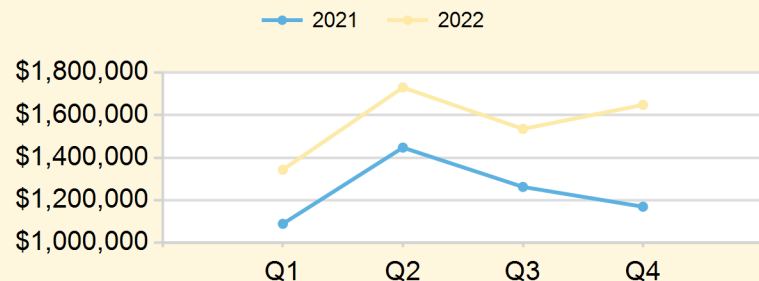
	Q1	Q2	Q3	Q4
2021	\$1,287,339.99	\$1,245,844.49	\$1,423,143.21	\$1,221,361.89
2022	\$1,567,547.36	\$1,663,056.44	\$1,460,861.04	\$1,324,132.43

Went Pending - Average List Price For Each Quarter



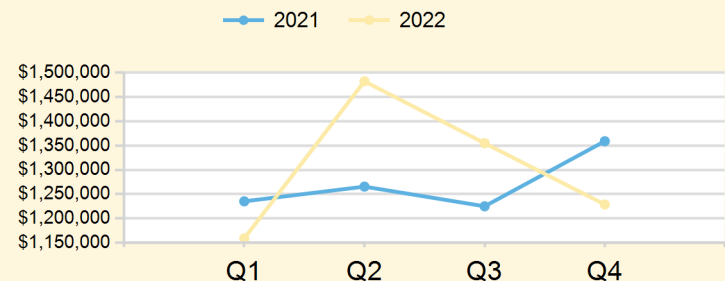
	Q1	Q2	Q3	Q4
2021	\$1,325,589.99	\$1,196,421.54	\$1,356,788.10	\$1,236,288.39
2022	\$1,407,504.73	\$1,468,912.49	\$1,463,716.25	\$1,262,443.38

Price Changed - Average List Price For Each Quarter



	Q1	Q2	Q3	Q4
2021	\$1,089,333.33	\$1,447,650.00	\$1,262,737.50	\$1,169,644.44
2022	\$1,343,714.29	\$1,730,239.29	\$1,535,496.53	\$1,648,538.46

Sold Listings - Average List Price For Each Quarter



	Q1	Q2	Q3	Q4
2021	\$1,235,304.76	\$1,265,582.41	\$1,225,101.82	\$1,359,001.47
2022	\$1,159,126.60	\$1,482,266.65	\$1,354,919.42	\$1,228,797.88

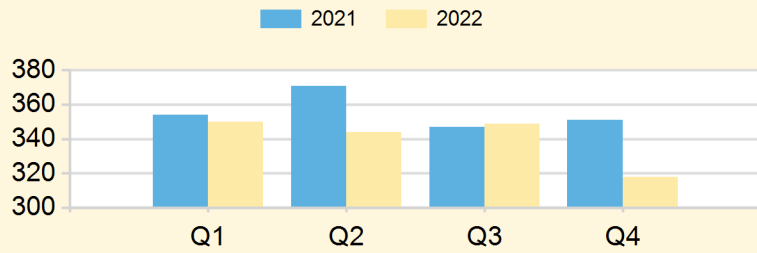
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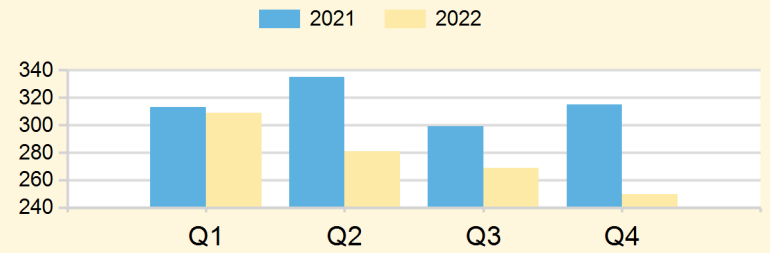
Single Family

Listed Between the Last Day of Each Quarter and 12 Months



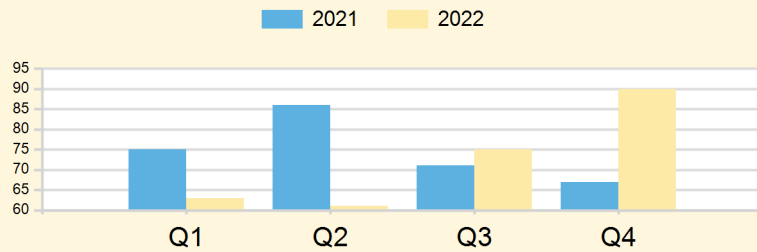
	Q1	Q2	Q3	Q4
2021	354	371	347	351
2022	350	344	349	318

Went Pending Between the Last Day of Each Quarter and 12 Months



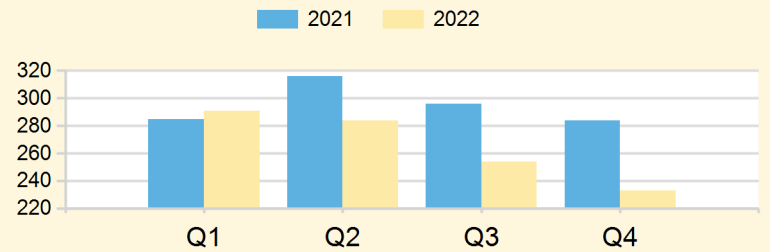
	Q1	Q2	Q3	Q4
2021	313	335	299	315
2022	309	281	269	250

Price Changed Between the Last Day of Each Quarter and 12 Months



	Q1	Q2	Q3	Q4
2021	75	86	71	67
2022	63	61	75	90

Sold Between the Last Day of Each Quarter and 12 Months



	Q1	Q2	Q3	Q4
2021	285	316	296	284
2022	291	284	254	233