

Hingham, MA Area Market Review

2020 vs. 2019 As of December 31, 2020

Prepared by Ryan Cook on Wednesday, January 13, 2021

Single Family

Listing Inventory on December 31	2019	2020	Var.	Var. %	Trend
Listing Units	40	12	-28	-70%	↓
Average Days on Market	145	103	-42	-28.97%	↓
Average List Price	\$1,158,817.45	\$1,587,900.00	\$429,082.55	37.03%	↑
Average List \$ / SqFt	\$396.40	\$450.88	\$54.48	13.74%	↑
Approximate Absorption Rate	55.83%	195.83%	140%	250.76%	↑
Approximate Months Supply of Inventory	1.79	0.51	-1.28	-71.51%	↓
Listed (Year to Date)	2019	2020	Var.	Var. %	Trend
Listing Units (Taken)	409	373	-36	-8.80%	↓
Average Original List Price	\$1,114,417.34	\$1,222,368.61	\$107,951.27	9.69%	↑
Average Original List \$ / SqFt	\$407.38	\$431.71	\$24.33	5.97%	↑
Went Pending (Year to Date)	2019	2020	Var.	Var. %	Trend
Listing Units (Went Pending)	302	307	5	1.66%	↑
Average List Price	\$1,014,320.19	\$1,135,655.36	\$121,335.17	11.96%	↑
Average List \$ / SqFt	\$389.03	\$413.39	\$24.36	6.26%	↑
Average Days to Offer	51	37	-14	-27.45%	↓
Listed & Price Changed (Year to Date)	2019	2020	Var.	Var. %	Trend
Listing Units (Price Changed)	191	96	-95	-49.74%	↓
Average Original List Price	\$1,100,356.01	\$1,380,081.20	\$279,725.19	25.42%	↑
Average Original List \$ / SqFt	\$411.30	\$471.56	\$60.26	14.65%	↑
Sold (Year to Date)	2019	2020	Var.	Var. %	Trend
Closed Units (Sold)	267	281	14	5.24%	↑
Average Days on Market	75	56	-19	-25.33%	↓
Average Days to Offer	48	38	-10	-20.83%	↓
Average Sale Price	\$986,030.01	\$1,123,568.51	\$137,538.50	13.95%	↑
Average Sale \$ / SqFt	\$378.28	\$407.85	\$29.57	7.82%	↑
Average List Price	\$1,012,006.73	\$1,150,367.60	\$138,360.87	13.67%	↑
Average List \$ / SqFt	\$388.43	\$415.18	\$26.75	6.89%	↑
Average Original List Price	\$1,046,397.00	\$1,178,040.20	\$131,643.20	12.58%	↑
Average Original List \$ / SqFt	\$401.41	\$424.06	\$22.65	5.64%	↑
Average Sale Price as % of List Price	97.41%	98.29%	0.88%	0.90%	↑
Average Sale Price as % of Original List Price	94.20%	96.44%	2.24%	2.38%	↑
Average Sale Price as % of Assessed Price	N/A	N/A	N/A	N/A	↔
Sold Units - Short Sale	1	1	0	0%	↔
Sold Units - Lender-Owned	3	1	-2	-66.67%	↓
12-Month Activity as of December 31	2019	2020	Var.	Var. %	Trend
Units Listed	410	373	-37	-9.02%	↓
Units Price Changed	191	96	-95	-49.74%	↓
Units Went Pending	302	307	5	1.66%	↑
Units Sold	268	282	14	5.22%	↑

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