

# Market Trends Report

## December 2021

### Property Type

Single Family, Townhome, Multi-Family,  
Condominium, Lot, Land, Farm

### Date Range

December 2018 - December 2021

### Price Range

\$0 - \$999,999,999

### Location

CITY  
Hingham, MA




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## Overview

The overview below shows real estate activity from January 2021 to December 2021. You will see data comparisons between December and the previous month, the last three months and December 2020.

Overview	YTD Avg.	Monthly Trends			
		December	November	Sep. - Nov.	Dec. 2020
Average List Price	\$1,210,921	\$1,235,060	15.24%	2.78%	1.66%
Median List Price	\$1,087,662	\$1,330,000	26.67%	25.95%	23.78%
Average Sales Price	\$1,159,116	\$1,116,104	-13.52%	-14.56%	0%
Median Sales Price	\$986,174	\$915,000	-14.88%	-14.88%	-9.18%
Sales Price / List Price Ratio	100%	99%	-2.94%	-1%	0%
Number of Properties Sold	33	43	30.3%	53.57%	30.3%
Average Days on Market	38	42	31.25%	20%	40%
Average Sales Price per Square Foot	\$477	\$466	-13.38%	-10.38%	3.56%
Number of Properties for Sale	48	15	-54.55%	-68.09%	-58.33%
Month's Supply of Inventory	2	0	0%	0%	0%
New Listings	40	11	-57.69%	-72.5%	-8.33%
Absorption Rate	0.82	2.87	187%	341.54%	211.96%



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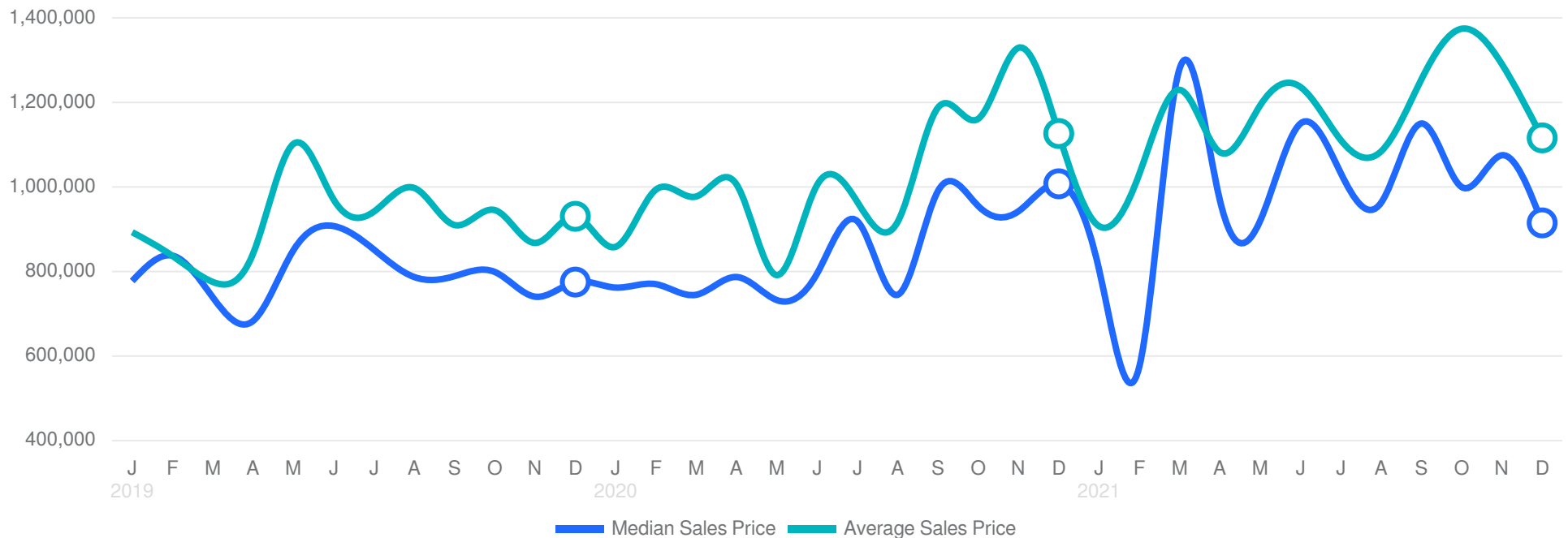
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## Average & Median Sales Price

The median sales price in December 2021 was \$915,000, down -14.88% from \$1,075,000 from the previous month and -9.18% lower than \$1,007,500 from December 2020. The December 2021 median sales price was at a mid level compared to December 2020 and 2019. The average sales price in December 2021 was \$1,116,104, down -13.52% from \$1,290,591 from the previous month and equal to December 2020. The December 2021 average sale price was at a mid level compared to December 2020 and 2019.





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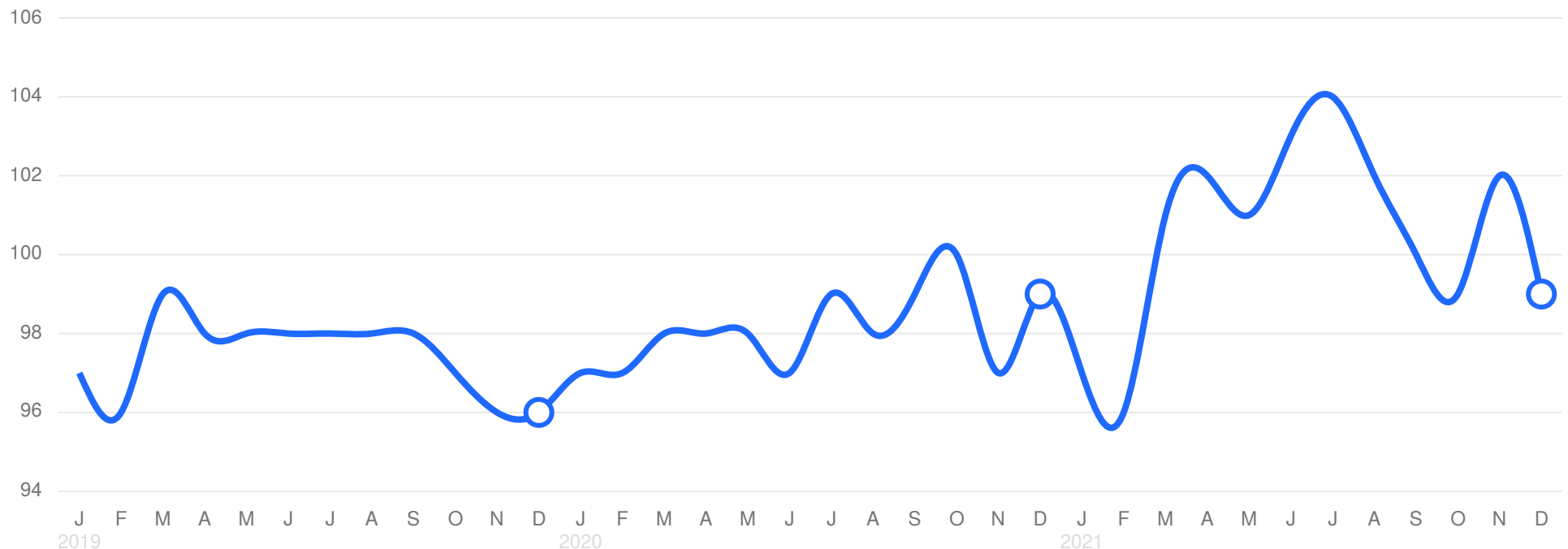
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## Sales Price / List Price Ratio

The sales price/list price ratio is the average sale price divided by the average list price for sold properties expressed as a percentage. If it is above 100%, homes are selling for more than the list price. If it is less than 100%, homes are selling for less than the list price. The December 2021 sales price/list price ratio was 99%, down from 102% from the previous month and equal to December 2020.




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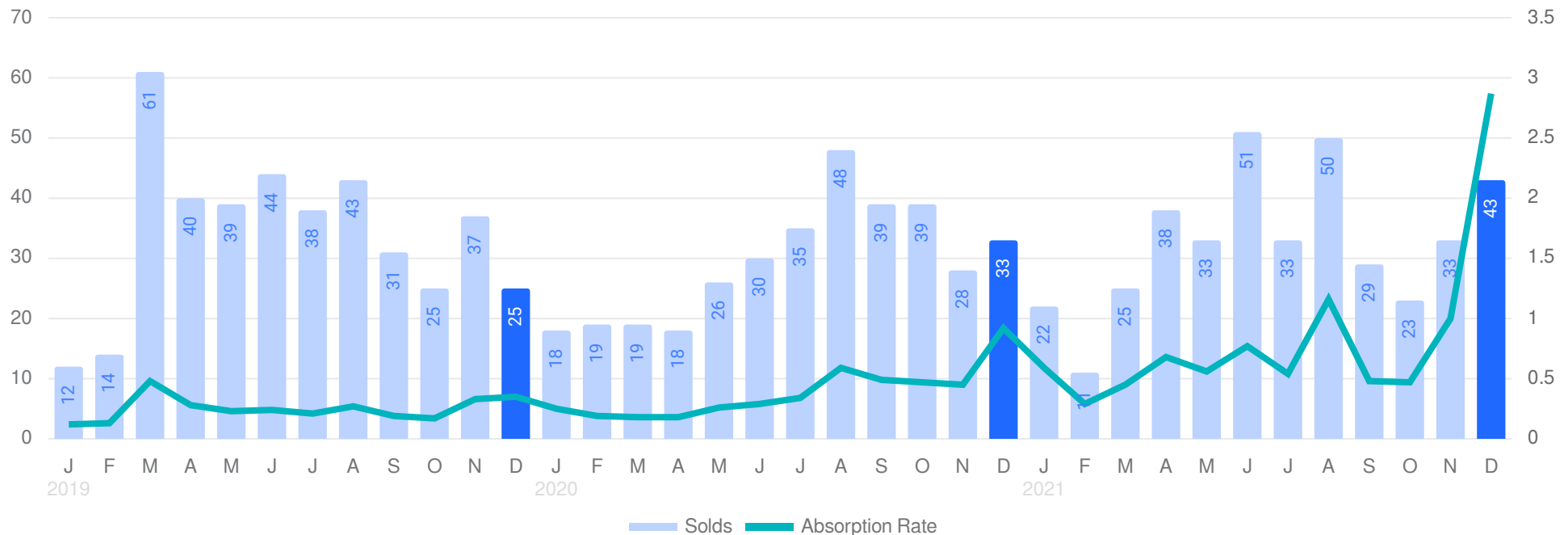
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## Number of Properties Sold & Absorption Rate

The number of properties sold in December 2021 was 43, up 30.3% from 33 from the previous month and 30.3% higher than 33 from December 2020. The December 2021 sales were at its highest level compared to December 2020 and 2019. Absorption rate is the avg number of sales per month divided by the total number of available properties.




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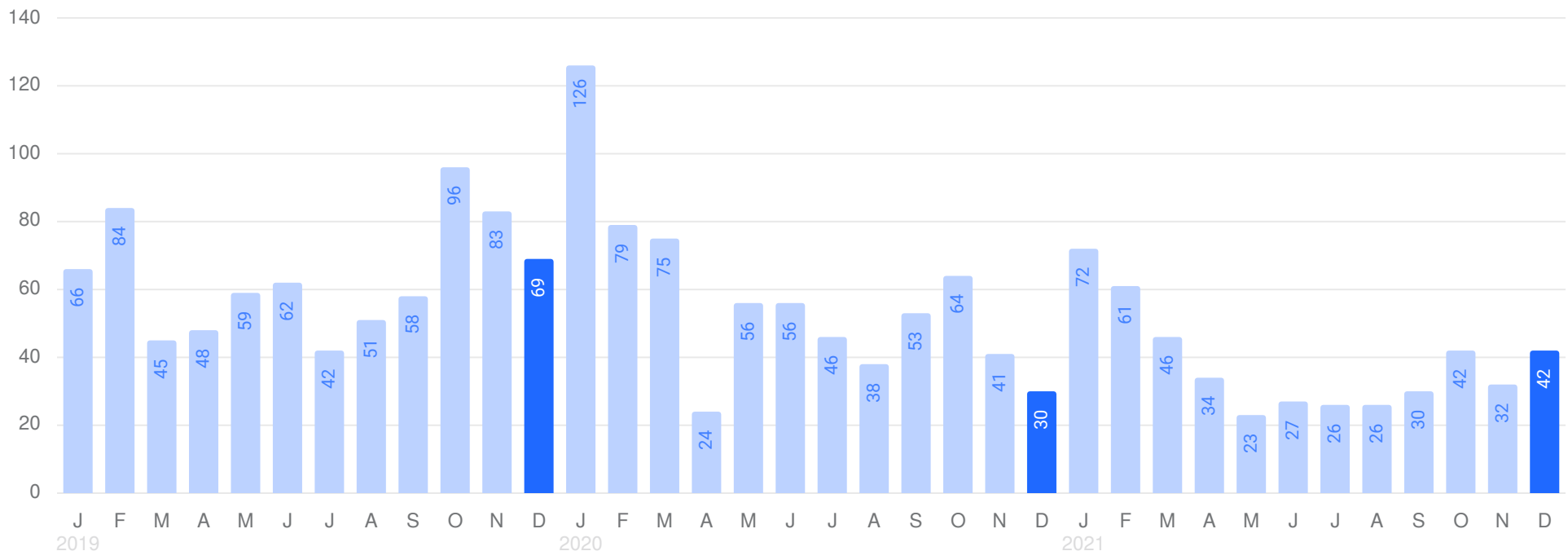
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## Average Days on Market

The average days on market (DOM) is the number of days a property is on the market before it sells. An upward trend in DOM tends to indicate a move towards a buyer's market, a downward trend tends to indicate a move towards seller's market. The DOM for December 2021 was 42 days, up 31.25% from 32 days from the previous month and 40.0% higher than 30 days from December 2020. The December 2021 DOM was at a mid level compared with December 2020 and 2019.





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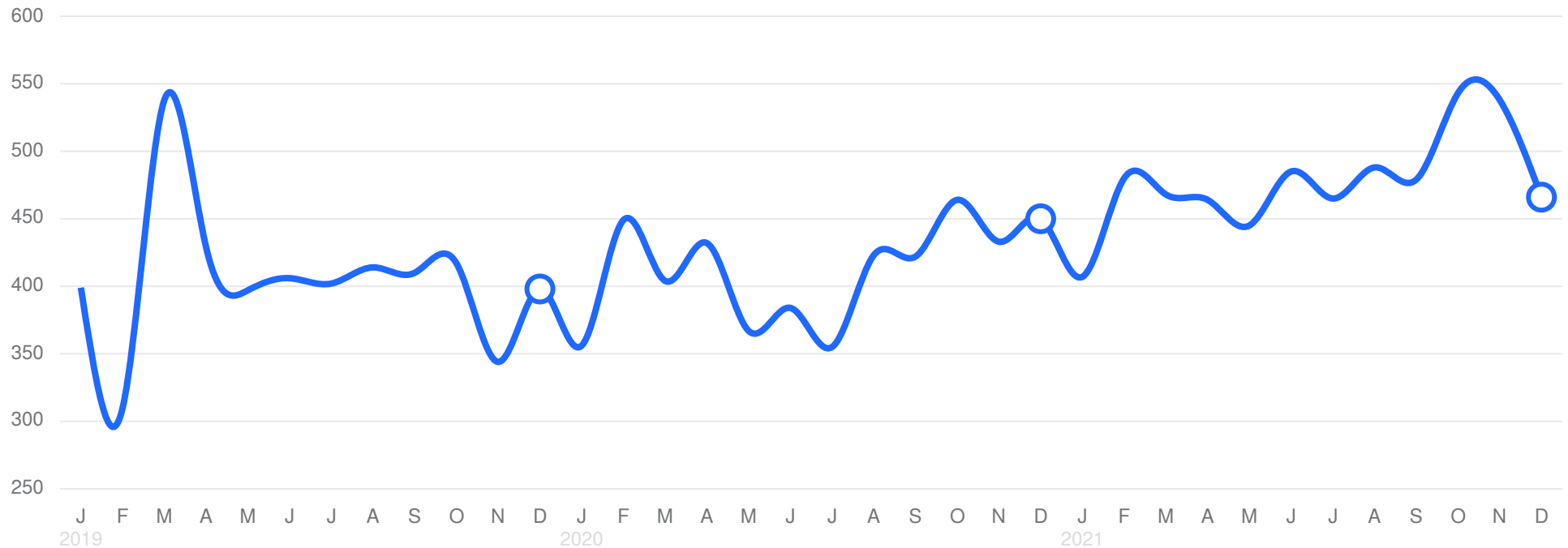
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## Average Sales Price per Square Foot

The average sales price per square foot is a more normalized indicator for the direction of property value. The sales price per square foot in December 2021 was \$466, down -13.38% from \$538 from the previous month and 3.56% higher than \$450 from December 2020.




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## Inventory & MSI

The number of properties for sale in December 2021 was 15, down -54.55% from 33 from the previous month and -58.33% lower than 36 from December 2020. The December 2021 inventory was at its lowest level compared with December 2020 and 2019. A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The December 2021 MSI of 0 months was at its lowest level compared with December 2020 and 2019.






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## New Listings

The number of new listings in December 2021 was 11, down -57.69% from 26 from the previous month and -8.33% lower than 12 from December 2020. The December 2021 listings were at a mid level compared to December 2020 and 2019.

