

Hilary W. Foutes



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With more than 25 years of experience, Hilary Foutes is a top award-winning real estate advisor and trusted local expert serving Swampscott, Marblehead, and communities throughout the North Shore. A lifelong North Shore resident, Hilary has proudly called this area home for more than 52 years and possesses an unparalleled understanding of its neighborhoods, market dynamics, properties, and the people who make these communities so special. Throughout her career, Hilary has consistently ranked among the top three individual agents in sales volume, a testament to her exceptional results, market knowledge, and unwavering commitment to her clients. She has earned more professional certifications and designations than any other agent in the surrounding offices, reflecting her dedication to continued education and excellence in the real estate industry.

Known for being an exceptionally skilled negotiator, Hilary has cultivated strong, trusted relationships with inspectors, attorneys, appraisers, contractors, lenders, fellow real estate professionals, and countless other industry partners. Her clients benefit from her meticulous attention to detail, sophisticated marketing and technological expertise, expert transaction coordination, and deep understanding of the legal, fiduciary, and financial responsibilities involved in every real estate transaction. Hilary understands that buying or selling a home is far more than a transaction—it is often one of the most significant financial and personal decisions a person will make. Her goal is to provide knowledgeable guidance, thoughtful communication, and hands-on service from the first conversation through closing and beyond.

After graduating Cum Laude from the University of Massachusetts Amherst, Hilary and her husband, Michael, chose to raise their family in the community they both knew and loved. Both lifelong residents, they proudly raised their two daughters, Madeleine and Laine, in Swampscott. That personal connection gives Hilary a perspective that goes well beyond real estate. She knows the streets, neighborhoods, beaches, schools, local businesses, community traditions, and the many small details that make Swampscott and Marblehead such desirable places to call home. Located just north of Boston, Swampscott and Marblehead offer an exceptional quality of life with beautiful beaches, parks, yacht and country clubs, acclaimed schools, libraries, restaurants, independent boutiques, and easy access to Boston. Swampscott also offers commuter rail service to Boston and convenient access to Logan International Airport.

For Hilary, home is personal. She loves a great book, a day at the beach, walking her dog Bowie, and playing Mahjong with friends. She understands firsthand what makes these communities so special—and why, once you live here, it can be a very hard place to leave. Whether you are buying your first home, selling a longtime residence, relocating, investing, or simply exploring your options, Hilary brings more than 25 years of experience, deep local knowledge, sophisticated resources, and a genuine commitment to every client she serves. Let Hilary put her experience, expertise, and extensive North Shore relationships to work for you—and help you find your own suburban dream home.