

Local Market Update – December 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hancock

Single-Family Properties

Key Metrics	December			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	0	0	--	6	5	- 16.7%
Closed Sales	0	0	--	6	4	- 33.3%
Median Sales Price*	\$0	\$0	--	\$244,500	\$397,500	+ 62.6%
Inventory of Homes for Sale	3	0	- 100.0%	--	--	--
Months Supply of Inventory	2.5	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	82	15	- 81.7%
Percent of Original List Price Received*	0.0%	0.0%	--	98.1%	97.6%	- 0.5%
New Listings	0	0	--	8	5	- 37.5%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

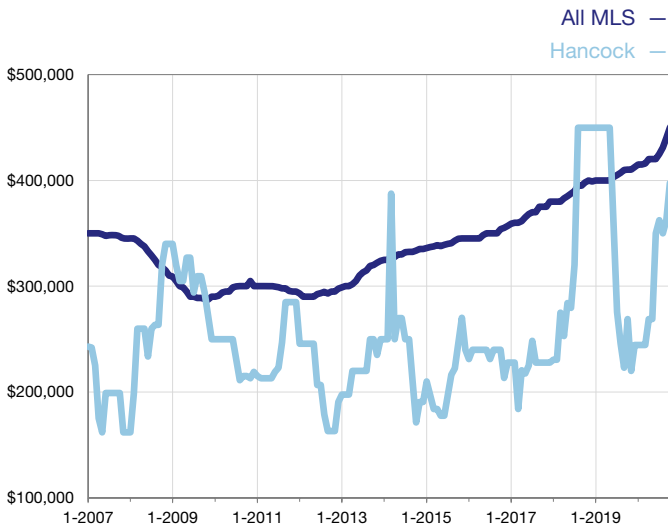
Condominium Properties

Key Metrics	December			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	1	1	0.0%	16	24	+ 50.0%
Closed Sales	4	3	- 25.0%	17	20	+ 17.6%
Median Sales Price*	\$73,000	\$282,000	+ 286.3%	\$125,000	\$177,450	+ 42.0%
Inventory of Homes for Sale	31	23	- 25.8%	--	--	--
Months Supply of Inventory	18.2	9.2	- 49.5%	--	--	--
Cumulative Days on Market Until Sale	307	94	- 69.4%	236	193	- 18.2%
Percent of Original List Price Received*	84.6%	89.8%	+ 6.1%	85.4%	89.0%	+ 4.2%
New Listings	4	3	- 25.0%	32	40	+ 25.0%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

