

# Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Hancock

### Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	1	0	- 100.0%	6	4	- 33.3%
Closed Sales	0	0	--	5	5	0.0%
Median Sales Price*	\$0	\$0	--	\$400,000	\$401,000	+ 0.2%
Inventory of Homes for Sale	3	0	- 100.0%	--	--	--
Months Supply of Inventory	3.0	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	79	160	+ 102.5%
Percent of Original List Price Received*	0.0%	0.0%	--	105.4%	90.0%	- 14.6%
New Listings	1	0	- 100.0%	12	2	- 83.3%

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

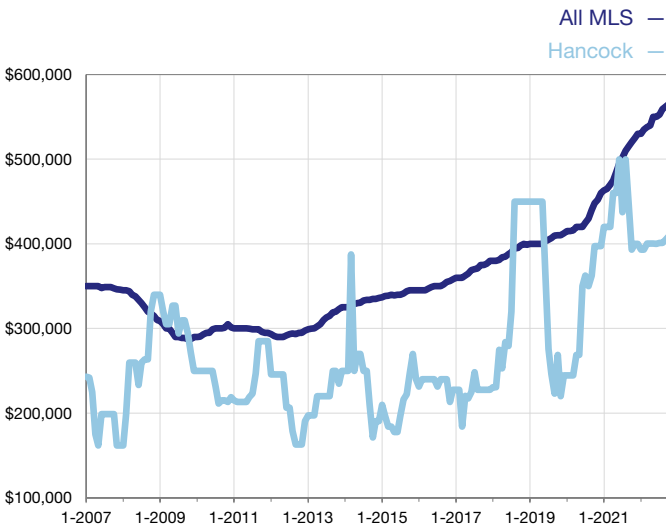
### Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	7	4	- 42.9%	49	34	- 30.6%
Closed Sales	2	3	+ 50.0%	46	38	- 17.4%
Median Sales Price*	\$206,250	\$132,500	- 35.8%	\$185,000	\$249,950	+ 35.1%
Inventory of Homes for Sale	9	5	- 44.4%	--	--	--
Months Supply of Inventory	2.2	1.3	- 40.9%	--	--	--
Cumulative Days on Market Until Sale	116	102	- 12.1%	173	102	- 41.0%
Percent of Original List Price Received*	96.4%	91.7%	- 4.9%	92.9%	94.5%	+ 1.7%
New Listings	3	2	- 33.3%	41	40	- 2.4%

\* 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

