

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hanover

Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	3	12	+ 300.0%	149	143	- 4.0%
Closed Sales	12	13	+ 8.3%	150	135	- 10.0%
Median Sales Price*	\$765,000	\$655,000	- 14.4%	\$677,500	\$709,000	+ 4.6%
Inventory of Homes for Sale	7	9	+ 28.6%	--	--	--
Months Supply of Inventory	0.6	0.8	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	39	47	+ 20.5%	33	29	- 12.1%
Percent of Original List Price Received*	102.5%	99.2%	- 3.2%	102.6%	102.0%	- 0.6%
New Listings	2	4	+ 100.0%	164	169	+ 3.0%

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

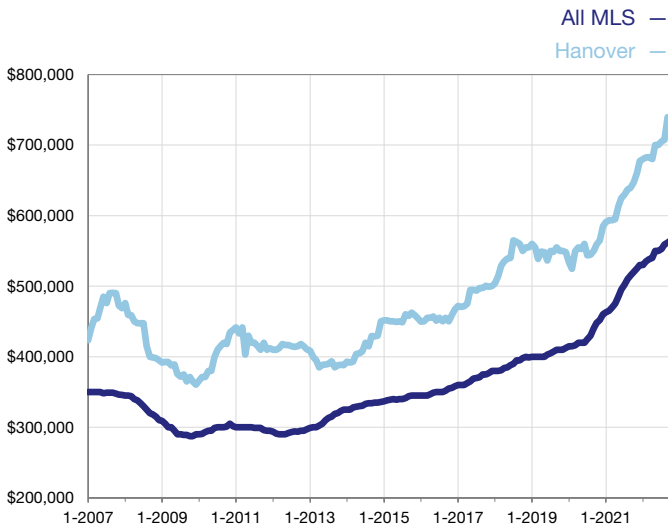
Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	0	0	--	25	15	- 40.0%
Closed Sales	2	1	- 50.0%	32	16	- 50.0%
Median Sales Price*	\$692,311	\$675,000	- 2.5%	\$641,750	\$645,000	+ 0.5%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	0.5	--	--	--	--
Cumulative Days on Market Until Sale	45	14	- 68.9%	35	23	- 34.3%
Percent of Original List Price Received*	101.0%	105.6%	+ 4.6%	100.9%	103.8%	+ 2.9%
New Listings	0	0	--	27	18	- 33.3%

* 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

