

MLS Area 44

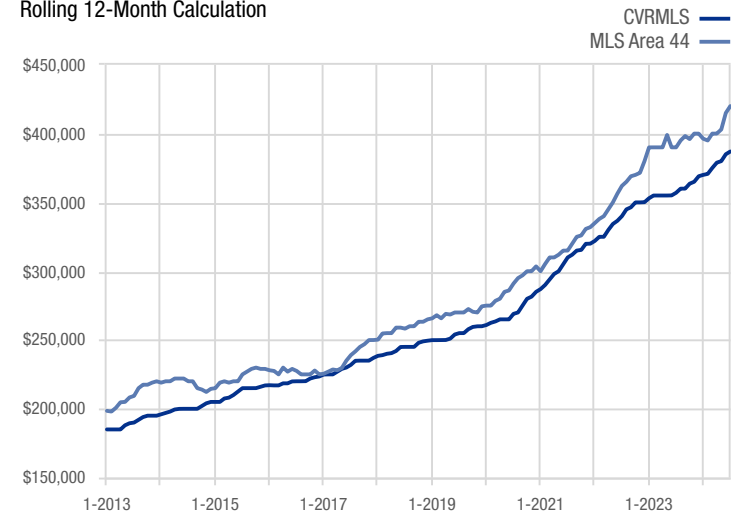
44-Hanover

Single Family	July			Year to Date		
Key Metrics	2023	2024	% Change	Thru 7-2023	Thru 7-2024	% Change
New Listings	62	59	- 4.8%	381	398	+ 4.5%
Pending Sales	51	52	+ 2.0%	317	318	+ 0.3%
Closed Sales	43	58	+ 34.9%	290	291	+ 0.3%
Days on Market Until Sale	12	26	+ 116.7%	22	27	+ 22.7%
Median Sales Price*	\$400,000	\$439,000	+ 9.8%	\$393,500	\$430,000	+ 9.3%
Average Sales Price*	\$449,270	\$486,723	+ 8.3%	\$435,710	\$485,470	+ 11.4%
Percent of Original List Price Received*	101.5%	101.4%	- 0.1%	100.5%	100.9%	+ 0.4%
Inventory of Homes for Sale	84	98	+ 16.7%	—	—	—
Months Supply of Inventory	1.9	2.4	+ 26.3%	—	—	—

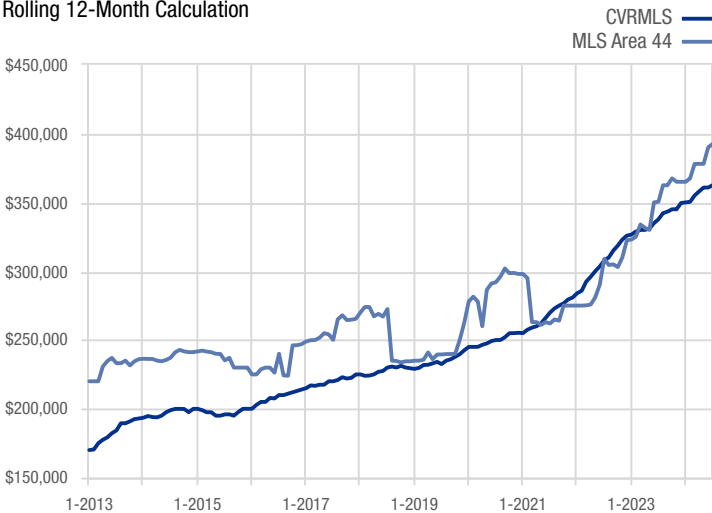
Condo/Town	July			Year to Date		
Key Metrics	2023	2024	% Change	Thru 7-2023	Thru 7-2024	% Change
New Listings	7	7	0.0%	45	42	- 6.7%
Pending Sales	5	8	+ 60.0%	40	36	- 10.0%
Closed Sales	3	2	- 33.3%	37	25	- 32.4%
Days on Market Until Sale	13	175	+ 1,246.2%	12	86	+ 616.7%
Median Sales Price*	\$375,000	\$448,112	+ 19.5%	\$359,000	\$395,000	+ 10.0%
Average Sales Price*	\$367,500	\$448,112	+ 21.9%	\$352,410	\$392,926	+ 11.5%
Percent of Original List Price Received*	102.2%	97.7%	- 4.4%	100.3%	99.8%	- 0.5%
Inventory of Homes for Sale	10	13	+ 30.0%	—	—	—
Months Supply of Inventory	2.1	2.9	+ 38.1%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Median Sales Price - Single-Family
Rolling 12-Month Calculation



Median Sales Price - Condo/Town
Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.