

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hancock

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	0	--	1	0	- 100.0%
Closed Sales	1	0	- 100.0%	1	1	0.0%
Median Sales Price*	\$375,000	\$0	- 100.0%	\$375,000	\$900,000	+ 140.0%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	1.7	1.0	- 41.2%	--	--	--
Cumulative Days on Market Until Sale	9	0	- 100.0%	9	71	+ 688.9%
Percent of Original List Price Received*	101.6%	0.0%	- 100.0%	101.6%	94.8%	- 6.7%
New Listings	0	0	--	1	1	0.0%

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

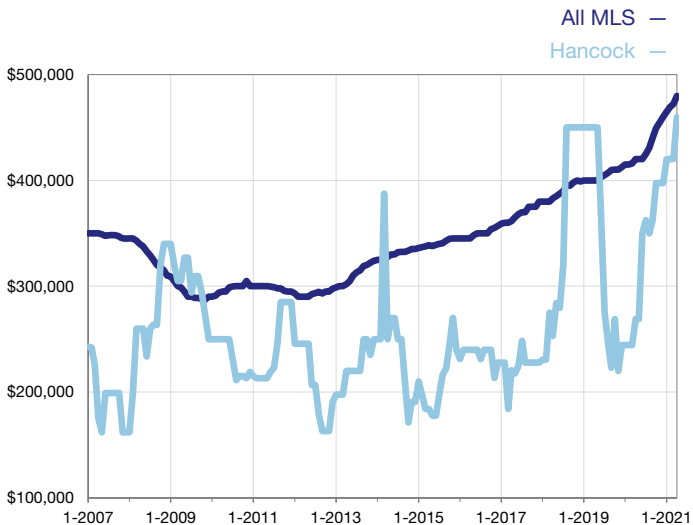
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1	3	+ 200.0%	5	20	+ 300.0%
Closed Sales	2	5	+ 150.0%	3	20	+ 566.7%
Median Sales Price*	\$274,950	\$345,000	+ 25.5%	\$99,900	\$225,000	+ 125.2%
Inventory of Homes for Sale	34	13	- 61.8%	--	--	--
Months Supply of Inventory	18.0	3.5	- 80.6%	--	--	--
Cumulative Days on Market Until Sale	153	134	- 12.4%	121	139	+ 14.9%
Percent of Original List Price Received*	92.1%	97.1%	+ 5.4%	89.4%	93.5%	+ 4.6%
New Listings	0	4	--	18	13	- 27.8%

* 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

