

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hanson

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	6	13	+ 116.7%	25	39	+ 56.0%
Closed Sales	7	7	0.0%	29	36	+ 24.1%
Median Sales Price*	\$395,000	\$485,000	+ 22.8%	\$426,000	\$480,000	+ 12.7%
Inventory of Homes for Sale	21	5	- 76.2%	--	--	--
Months Supply of Inventory	1.8	0.5	- 72.2%	--	--	--
Cumulative Days on Market Until Sale	55	17	- 69.1%	66	28	- 57.6%
Percent of Original List Price Received*	98.0%	108.1%	+ 10.3%	98.7%	103.5%	+ 4.9%
New Listings	12	12	0.0%	32	44	+ 37.5%

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

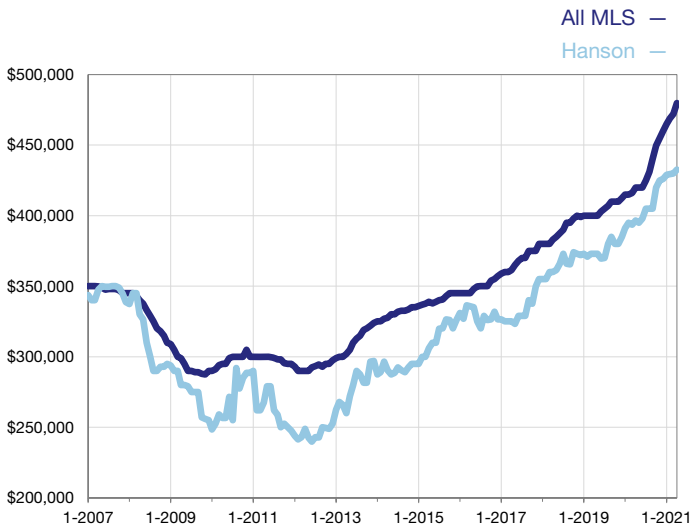
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1	3	+ 200.0%	6	7	+ 16.7%
Closed Sales	3	2	- 33.3%	6	3	- 50.0%
Median Sales Price*	\$310,000	\$435,224	+ 40.4%	\$359,950	\$429,900	+ 19.4%
Inventory of Homes for Sale	7	1	- 85.7%	--	--	--
Months Supply of Inventory	3.2	0.3	- 90.6%	--	--	--
Cumulative Days on Market Until Sale	105	0	- 100.0%	70	7	- 90.0%
Percent of Original List Price Received*	99.2%	100.0%	+ 0.8%	97.6%	102.1%	+ 4.6%
New Listings	3	3	0.0%	10	8	- 20.0%

* 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

