

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hancock

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1	1	0.0%	2	1	- 50.0%
Closed Sales	0	0	--	1	1	0.0%
Median Sales Price*	\$0	\$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	0	0	--	9	71	+ 688.9%
Percent of Original List Price Received*	0.0%	0.0%	--	101.6%	94.8%	- 6.7%
New Listings	1	1	0.0%	2	2	0.0%

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

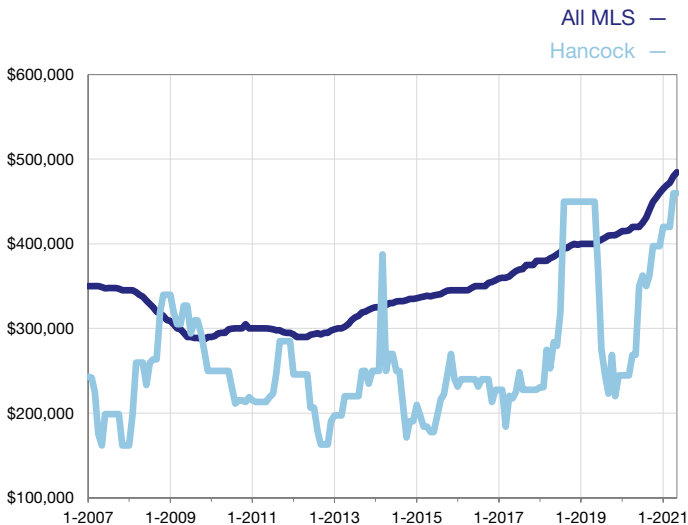
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	4	--	5	24	+ 380.0%
Closed Sales	1	1	0.0%	4	21	+ 425.0%
Median Sales Price*	\$138,500	\$382,500	+ 176.2%	\$119,200	\$265,000	+ 122.3%
Inventory of Homes for Sale	35	13	- 62.9%	--	--	--
Months Supply of Inventory	19.7	3.5	- 82.2%	--	--	--
Cumulative Days on Market Until Sale	526	92	- 82.5%	223	137	- 38.6%
Percent of Original List Price Received*	89.4%	95.9%	+ 7.3%	89.4%	93.6%	+ 4.7%
New Listings	2	4	+ 100.0%	20	17	- 15.0%

* 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

