

Local Market Update – October 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hancock

Single-Family Properties

Key Metrics	October			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1	1	0.0%	5	5	0.0%
Closed Sales	1	1	0.0%	4	4	0.0%
Median Sales Price*	\$500,000	\$386,158	- 22.8%	\$397,500	\$393,079	- 1.1%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.8	2.0	+ 150.0%	--	--	--
Cumulative Days on Market Until Sale	44	6	- 86.4%	15	21	+ 40.0%
Percent of Original List Price Received*	91.1%	129.1%	+ 41.7%	97.6%	106.2%	+ 8.8%
New Listings	0	1	--	5	9	+ 80.0%

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

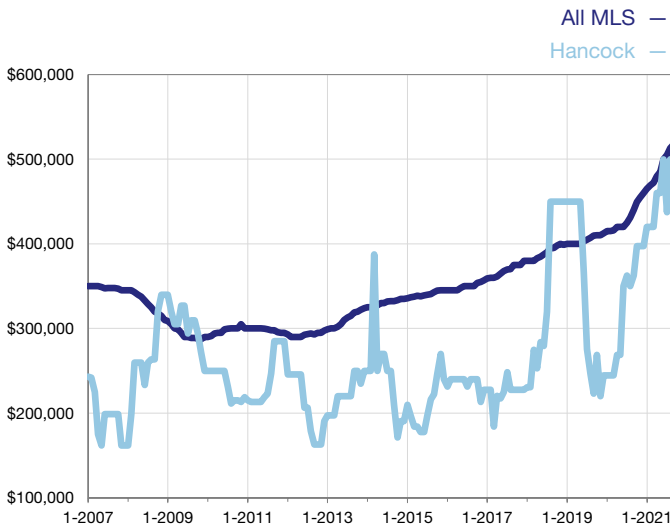
Condominium Properties

Key Metrics	October			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	1	--	19	41	+ 115.8%
Closed Sales	7	2	- 71.4%	17	42	+ 147.1%
Median Sales Price*	\$158,000	\$204,000	+ 29.1%	\$169,900	\$185,000	+ 8.9%
Inventory of Homes for Sale	30	14	- 53.3%	--	--	--
Months Supply of Inventory	12.3	3.4	- 72.4%	--	--	--
Cumulative Days on Market Until Sale	342	71	- 79.2%	210	129	- 38.6%
Percent of Original List Price Received*	84.9%	88.1%	+ 3.8%	88.9%	92.7%	+ 4.3%
New Listings	3	1	- 66.7%	36	36	0.0%

* 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

