

Local Market Update – August 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hancock

Single-Family Properties

Key Metrics	August			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	1	0	- 100.0%	4	3	- 25.0%
Closed Sales	0	0	--	2	4	+ 100.0%
Median Sales Price*	\$0	\$0	--	\$637,500	\$424,250	- 33.5%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	3.0	1.0	- 66.7%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	104	173	+ 66.3%
Percent of Original List Price Received*	0.0%	0.0%	--	97.4%	93.7%	- 3.8%
New Listings	0	0	--	8	2	- 75.0%

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

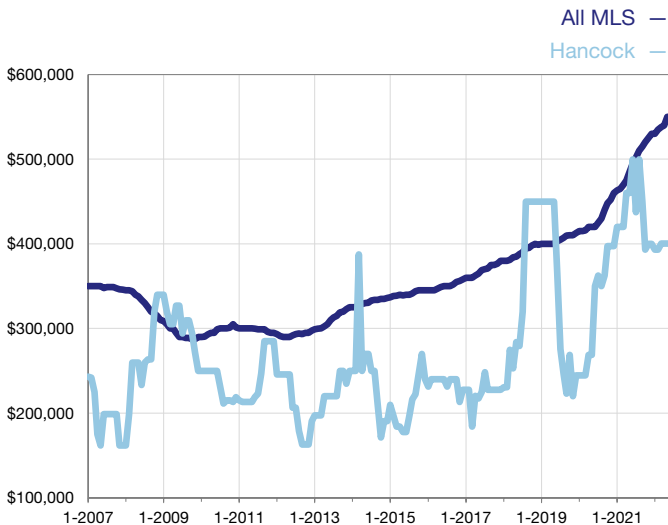
Condominium Properties

Key Metrics	August			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	3	5	+ 66.7%	37	28	- 24.3%
Closed Sales	7	0	- 100.0%	35	28	- 20.0%
Median Sales Price*	\$135,000	\$0	- 100.0%	\$205,000	\$260,175	+ 26.9%
Inventory of Homes for Sale	13	5	- 61.5%	--	--	--
Months Supply of Inventory	3.1	1.4	- 54.8%	--	--	--
Cumulative Days on Market Until Sale	252	0	- 100.0%	190	98	- 48.4%
Percent of Original List Price Received*	90.5%	0.0%	- 100.0%	93.0%	96.1%	+ 3.3%
New Listings	4	3	- 25.0%	30	30	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

