

# Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Hancock

### Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	0	0	--	5	4	- 20.0%
Closed Sales	1	1	0.0%	5	5	0.0%
Median Sales Price*	\$409,000	<b>\$300,000</b>	- 26.7%	\$400,000	<b>\$401,000</b>	+ 0.2%
Inventory of Homes for Sale	3	0	- 100.0%	--	--	--
Months Supply of Inventory	3.0	<b>0.0</b>	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	47	<b>110</b>	+ 134.0%	79	<b>160</b>	+ 102.5%
Percent of Original List Price Received*	102.3%	<b>75.0%</b>	- 26.7%	105.4%	<b>90.0%</b>	- 14.6%
New Listings	1	0	- 100.0%	11	2	- 81.8%

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

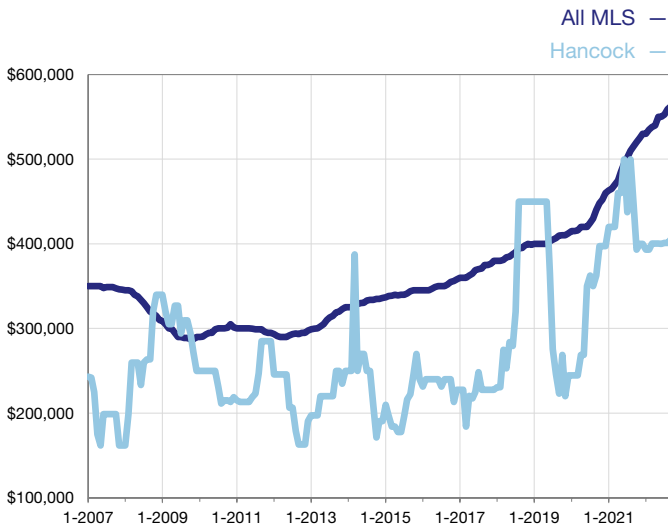
### Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	1	2	+ 100.0%	42	30	- 28.6%
Closed Sales	2	0	- 100.0%	44	35	- 20.5%
Median Sales Price*	\$145,000	<b>\$0</b>	- 100.0%	\$185,000	<b>\$270,350</b>	+ 46.1%
Inventory of Homes for Sale	13	8	- 38.5%	--	--	--
Months Supply of Inventory	3.6	<b>1.9</b>	- 47.2%	--	--	--
Cumulative Days on Market Until Sale	136	0	- 100.0%	176	<b>102</b>	- 42.0%
Percent of Original List Price Received*	94.9%	<b>0.0%</b>	- 100.0%	92.8%	<b>94.7%</b>	+ 2.0%
New Listings	2	2	0.0%	38	38	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

