

# Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Hanover

### Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	11	16	+ 45.5%	146	132	- 9.6%
Closed Sales	14	10	- 28.6%	138	122	- 11.6%
Median Sales Price*	\$745,000	\$635,000	- 14.8%	\$662,500	\$712,000	+ 7.5%
Inventory of Homes for Sale	10	19	+ 90.0%	--	--	--
Months Supply of Inventory	0.8	1.7	+ 112.5%	--	--	--
Cumulative Days on Market Until Sale	40	42	+ 5.0%	32	27	- 15.6%
Percent of Original List Price Received*	97.8%	94.1%	- 3.8%	102.6%	102.3%	- 0.3%
New Listings	6	14	+ 133.3%	162	165	+ 1.9%

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

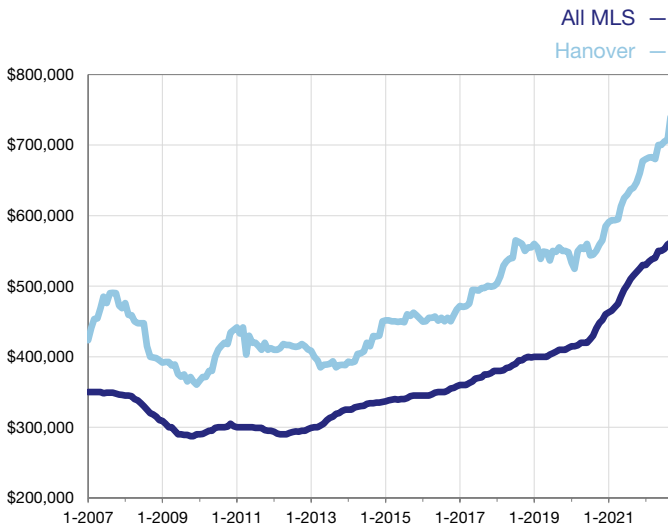
### Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	2	1	- 50.0%	25	15	- 40.0%
Closed Sales	1	1	0.0%	30	15	- 50.0%
Median Sales Price*	\$605,000	\$560,000	- 7.4%	\$633,000	\$640,000	+ 1.1%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	0.5	--	--	--	--
Cumulative Days on Market Until Sale	41	23	- 43.9%	34	23	- 32.4%
Percent of Original List Price Received*	96.0%	100.0%	+ 4.2%	100.9%	103.6%	+ 2.7%
New Listings	0	1	--	27	18	- 33.3%

\* 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

