

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hanson

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	9	7	- 22.2%	95	76	- 20.0%
Closed Sales	11	12	+ 9.1%	98	72	- 26.5%
Median Sales Price*	\$465,000	\$437,500	- 5.9%	\$485,000	\$520,000	+ 7.2%
Inventory of Homes for Sale	7	10	+ 42.9%	--	--	--
Months Supply of Inventory	0.8	1.5	+ 87.5%	--	--	--
Cumulative Days on Market Until Sale	25	24	- 4.0%	23	28	+ 21.7%
Percent of Original List Price Received*	102.3%	97.4%	- 4.8%	104.2%	102.1%	- 2.0%
New Listings	5	10	+ 100.0%	106	89	- 16.0%

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

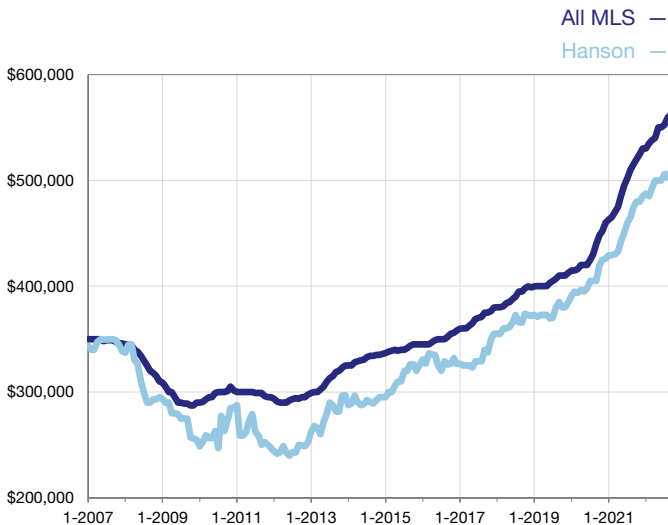
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	1	2	+ 100.0%	21	26	+ 23.8%
Closed Sales	2	5	+ 150.0%	19	27	+ 42.1%
Median Sales Price*	\$363,500	\$383,000	+ 5.4%	\$440,548	\$475,000	+ 7.8%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	1.0	0.8	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	27	24	- 11.1%	24	20	- 16.7%
Percent of Original List Price Received*	103.9%	99.0%	- 4.7%	101.8%	102.6%	+ 0.8%
New Listings	2	1	- 50.0%	24	30	+ 25.0%

* 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

