

Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hanson

Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	9	+ 800.0%	12	16	+ 33.3%
Closed Sales	2	4	+ 100.0%	12	11	- 8.3%
Median Sales Price*	\$363,625	\$460,000	+ 26.5%	\$441,000	\$450,000	+ 2.0%
Inventory of Homes for Sale	14	7	- 50.0%	--	--	--
Months Supply of Inventory	1.9	1.0	- 47.4%	--	--	--
Cumulative Days on Market Until Sale	36	36	0.0%	28	38	+ 35.7%
Percent of Original List Price Received*	108.5%	97.2%	- 10.4%	101.9%	96.1%	- 5.7%
New Listings	11	12	+ 9.1%	20	18	- 10.0%

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

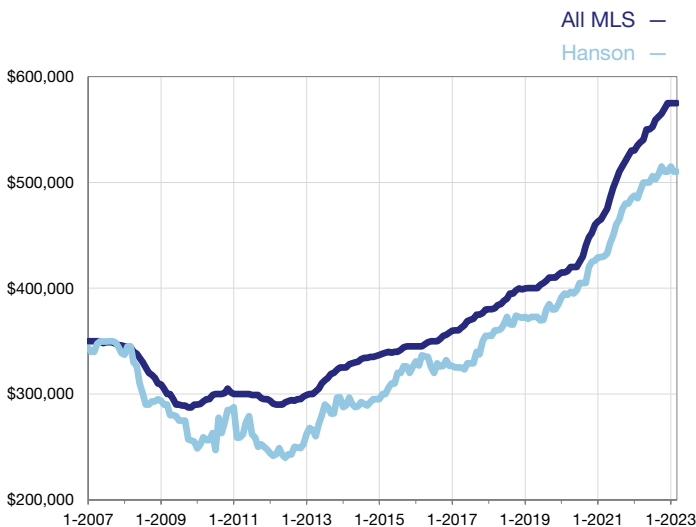
Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	1	0.0%	5	2	- 60.0%
Closed Sales	1	1	0.0%	4	2	- 50.0%
Median Sales Price*	\$500,000	\$420,000	- 16.0%	\$524,500	\$387,500	- 26.1%
Inventory of Homes for Sale	4	1	- 75.0%	--	--	--
Months Supply of Inventory	2.0	0.4	- 80.0%	--	--	--
Cumulative Days on Market Until Sale	5	135	+ 2,600.0%	16	75	+ 368.8%
Percent of Original List Price Received*	106.4%	88.4%	- 16.9%	101.8%	93.5%	- 8.2%
New Listings	4	2	- 50.0%	10	2	- 80.0%

* 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

