

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hancock

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	2	0	- 100.0%
Closed Sales	0	0	--	2	0	- 100.0%
Median Sales Price*	\$0	\$0	--	\$638,500	\$0	- 100.0%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	1.0	1.0	0.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	138	0	- 100.0%
Percent of Original List Price Received*	0.0%	0.0%	--	102.3%	0.0%	- 100.0%
New Listings	1	1	0.0%	1	1	0.0%

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

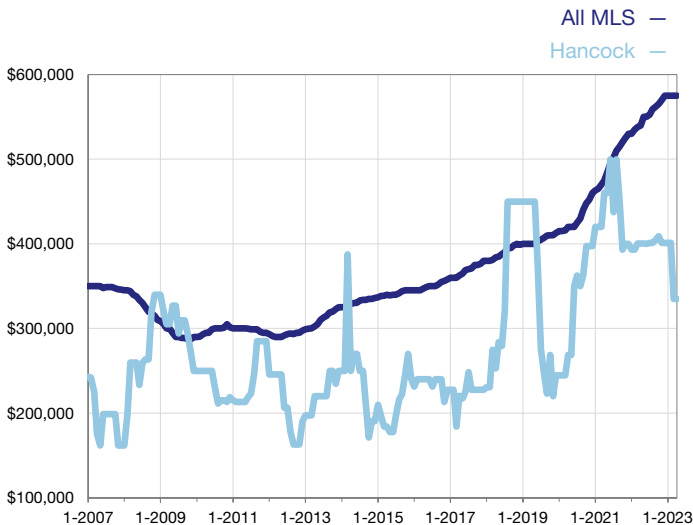
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	1	- 75.0%	19	5	- 73.7%
Closed Sales	5	2	- 60.0%	22	7	- 68.2%
Median Sales Price*	\$275,000	\$254,000	- 7.6%	\$260,125	\$137,500	- 47.1%
Inventory of Homes for Sale	4	11	+ 175.0%	--	--	--
Months Supply of Inventory	1.0	4.4	+ 340.0%	--	--	--
Cumulative Days on Market Until Sale	86	110	+ 27.9%	107	87	- 18.7%
Percent of Original List Price Received*	98.7%	95.8%	- 2.9%	96.2%	92.8%	- 3.5%
New Listings	2	2	0.0%	18	11	- 38.9%

* 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

