

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hanover

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	17	13	- 23.5%	37	32	- 13.5%
Closed Sales	10	6	- 40.0%	27	29	+ 7.4%
Median Sales Price*	\$632,250	\$883,750	+ 39.8%	\$684,900	\$668,000	- 2.5%
Inventory of Homes for Sale	9	9	0.0%	--	--	--
Months Supply of Inventory	0.8	0.8	0.0%	--	--	--
Cumulative Days on Market Until Sale	48	16	- 66.7%	34	58	+ 70.6%
Percent of Original List Price Received*	102.4%	105.6%	+ 3.1%	102.4%	99.1%	- 3.2%
New Listings	12	16	+ 33.3%	42	34	- 19.0%

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

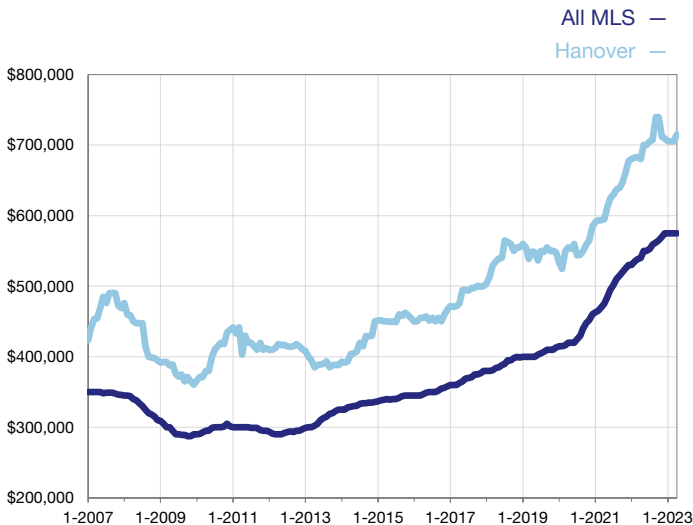
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	1	- 50.0%	3	3	0.0%
Closed Sales	0	1	--	1	2	+ 100.0%
Median Sales Price*	\$0	\$725,000	--	\$490,000	\$657,500	+ 34.2%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	1.1	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	12	--	91	15	- 83.5%
Percent of Original List Price Received*	0.0%	103.7%	--	89.1%	103.2%	+ 15.8%
New Listings	4	1	- 75.0%	5	3	- 40.0%

* 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

