

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hanson

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	9	0.0%	21	24	+ 14.3%
Closed Sales	6	6	0.0%	18	18	0.0%
Median Sales Price*	\$575,000	\$420,000	- 27.0%	\$457,000	\$422,500	- 7.5%
Inventory of Homes for Sale	7	8	+ 14.3%	--	--	--
Months Supply of Inventory	1.0	1.1	+ 10.0%	--	--	--
Cumulative Days on Market Until Sale	14	17	+ 21.4%	23	30	+ 30.4%
Percent of Original List Price Received*	107.4%	104.0%	- 3.2%	103.7%	99.2%	- 4.3%
New Listings	6	8	+ 33.3%	26	26	0.0%

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

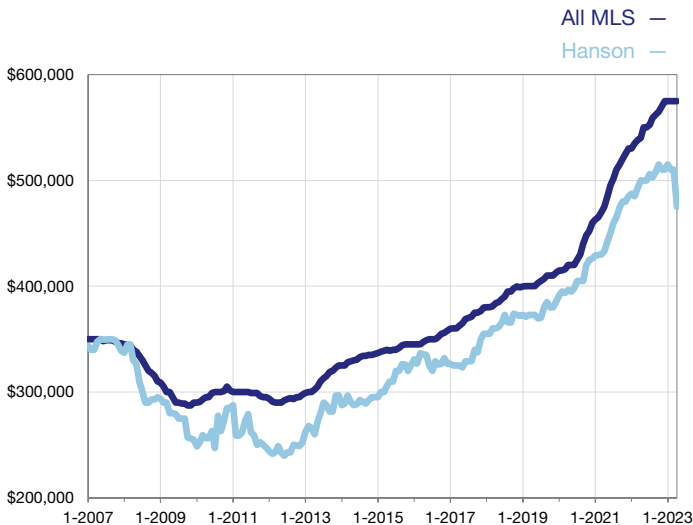
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	2	- 50.0%	9	4	- 55.6%
Closed Sales	2	1	- 50.0%	6	3	- 50.0%
Median Sales Price*	\$517,550	\$405,000	- 21.7%	\$524,500	\$405,000	- 22.8%
Inventory of Homes for Sale	6	1	- 83.3%	--	--	--
Months Supply of Inventory	2.8	0.5	- 82.1%	--	--	--
Cumulative Days on Market Until Sale	14	18	+ 28.6%	16	56	+ 250.0%
Percent of Original List Price Received*	107.9%	97.6%	- 9.5%	103.8%	94.9%	- 8.6%
New Listings	6	2	- 66.7%	16	4	- 75.0%

* 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

