

Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hanson

Single-Family Properties

| Key Metrics | May | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|---------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Pending Sales | 7 | 9 | + 28.6% | 28 | 33 | + 17.9% |
| Closed Sales | 9 | 6 | - 33.3% | 27 | 24 | - 11.1% |
| Median Sales Price* | \$475,000 | \$549,500 | + 15.7% | \$465,000 | \$427,500 | - 8.1% |
| Inventory of Homes for Sale | 8 | 6 | - 25.0% | -- | -- | -- |
| Months Supply of Inventory | 1.2 | 0.8 | - 33.3% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 42 | 35 | - 16.7% | 29 | 31 | + 6.9% |
| Percent of Original List Price Received* | 100.8% | 98.7% | - 2.1% | 102.8% | 99.1% | - 3.6% |
| New Listings | 8 | 8 | 0.0% | 32 | 34 | + 6.3% |

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

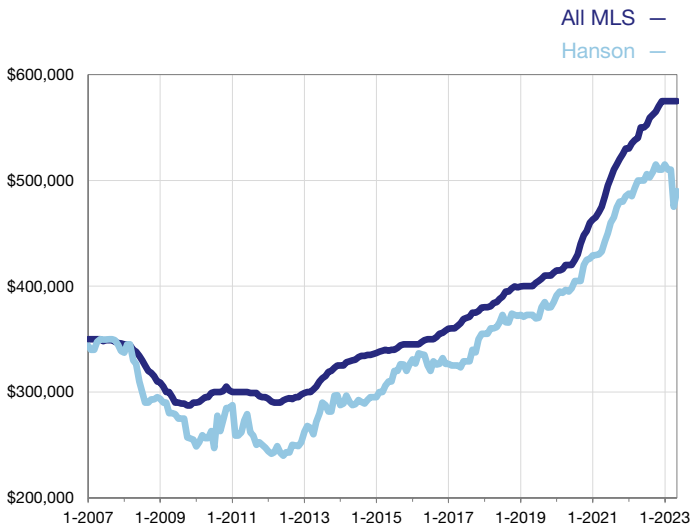
Condominium Properties

| Key Metrics | May | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|----------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Pending Sales | 6 | 4 | - 33.3% | 15 | 7 | - 53.3% |
| Closed Sales | 3 | 1 | - 66.7% | 9 | 4 | - 55.6% |
| Median Sales Price* | \$540,000 | \$420,000 | - 22.2% | \$540,000 | \$412,500 | - 23.6% |
| Inventory of Homes for Sale | 3 | 1 | - 66.7% | -- | -- | -- |
| Months Supply of Inventory | 1.2 | 0.5 | - 58.3% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 18 | 14 | - 22.2% | 16 | 45 | + 181.3% |
| Percent of Original List Price Received* | 106.2% | 102.7% | - 3.3% | 104.6% | 96.8% | - 7.5% |
| New Listings | 3 | 4 | + 33.3% | 19 | 8 | - 57.9% |

* 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

