

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hancock

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	3	3	0.0%
Closed Sales	0	2	--	4	2	- 50.0%
Median Sales Price*	\$0	\$297,500	--	\$424,250	\$297,500	- 29.9%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	1.0	1.5	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	0	107	--	173	107	- 38.2%
Percent of Original List Price Received*	0.0%	90.3%	--	93.7%	90.3%	- 3.6%
New Listings	0	2	--	2	5	+ 150.0%

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

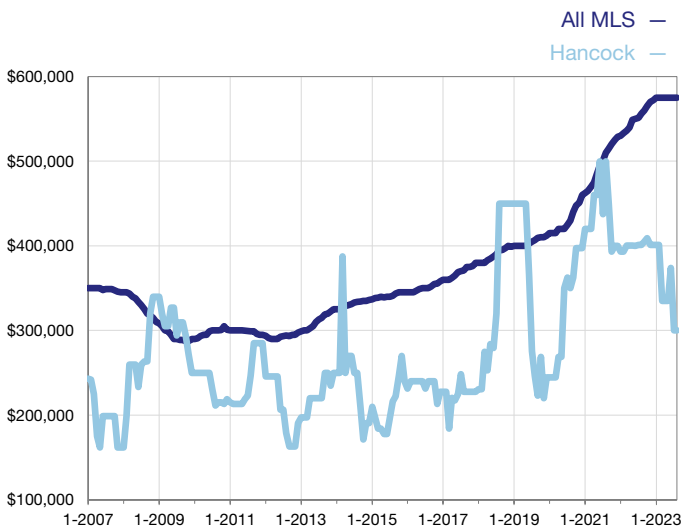
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	2	- 60.0%	28	12	- 57.1%
Closed Sales	0	2	--	28	12	- 57.1%
Median Sales Price*	\$0	\$123,700	--	\$260,175	\$135,250	- 48.0%
Inventory of Homes for Sale	5	7	+ 40.0%	--	--	--
Months Supply of Inventory	1.4	3.5	+ 150.0%	--	--	--
Cumulative Days on Market Until Sale	0	119	--	95	110	+ 15.8%
Percent of Original List Price Received*	0.0%	95.2%	--	96.1%	91.1%	- 5.2%
New Listings	3	4	+ 33.3%	30	18	- 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

