

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hanson

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	8	+ 33.3%	51	52	+ 2.0%
Closed Sales	10	9	- 10.0%	49	45	- 8.2%
Median Sales Price*	\$437,500	\$470,000	+ 7.4%	\$540,000	\$470,000	- 13.0%
Inventory of Homes for Sale	10	10	0.0%	--	--	--
Months Supply of Inventory	1.5	1.5	0.0%	--	--	--
Cumulative Days on Market Until Sale	32	19	- 40.6%	28	31	+ 10.7%
Percent of Original List Price Received*	101.1%	108.7%	+ 7.5%	103.5%	101.3%	- 2.1%
New Listings	5	10	+ 100.0%	58	58	0.0%

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

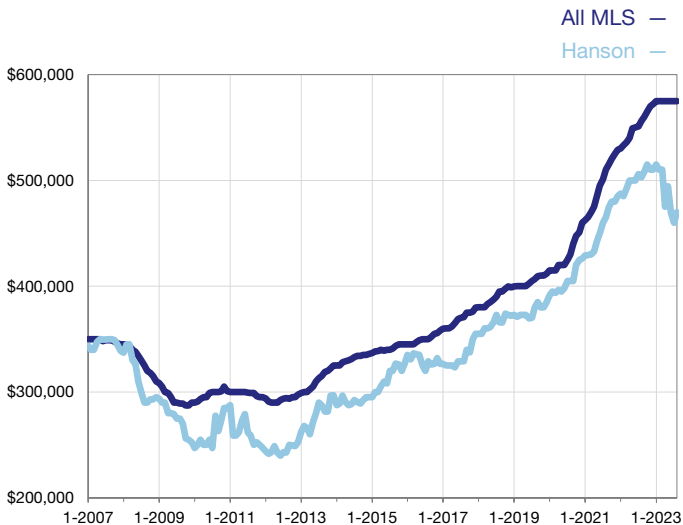
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	2	+ 100.0%	18	11	- 38.9%
Closed Sales	1	1	0.0%	19	10	- 47.4%
Median Sales Price*	\$293,900	\$427,000	+ 45.3%	\$500,000	\$420,000	- 16.0%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	0.9	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	6	1	- 83.3%	20	26	+ 30.0%
Percent of Original List Price Received*	100.0%	107.0%	+ 7.0%	103.6%	100.4%	- 3.1%
New Listings	3	1	- 66.7%	22	11	- 50.0%

* 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

