

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hancock

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	1	0.0%	4	4	0.0%
Closed Sales	0	1	--	4	3	- 25.0%
Median Sales Price*	\$0	\$735,000	--	\$424,250	\$430,000	+ 1.4%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	0.0	1.5	--	--	--	--
Cumulative Days on Market Until Sale	0	7	--	173	74	- 57.2%
Percent of Original List Price Received*	0.0%	113.6%	--	93.7%	98.1%	+ 4.7%
New Listings	0	1	--	2	6	+ 200.0%

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

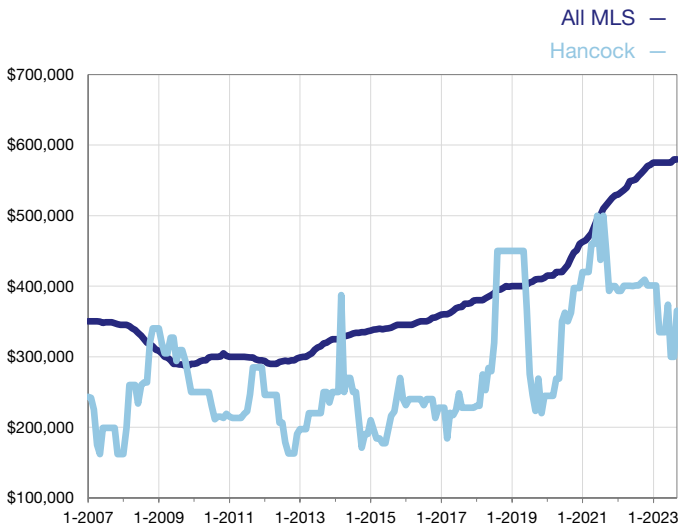
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	1	--	28	13	- 53.6%
Closed Sales	4	1	- 75.0%	32	13	- 59.4%
Median Sales Price*	\$168,750	\$307,500	+ 82.2%	\$249,950	\$137,500	- 45.0%
Inventory of Homes for Sale	9	7	- 22.2%	--	--	--
Months Supply of Inventory	2.4	3.7	+ 54.2%	--	--	--
Cumulative Days on Market Until Sale	117	147	+ 25.6%	98	113	+ 15.3%
Percent of Original List Price Received*	85.4%	94.6%	+ 10.8%	94.7%	91.4%	- 3.5%
New Listings	4	1	- 75.0%	34	19	- 44.1%

* 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

