

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hanover

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	11	+ 10.0%	103	88	- 14.6%
Closed Sales	15	5	- 66.7%	102	85	- 16.7%
Median Sales Price*	\$750,000	\$652,000	- 13.1%	\$742,500	\$782,500	+ 5.4%
Inventory of Homes for Sale	23	10	- 56.5%	--	--	--
Months Supply of Inventory	2.2	1.0	- 54.5%	--	--	--
Cumulative Days on Market Until Sale	27	24	- 11.1%	24	39	+ 62.5%
Percent of Original List Price Received*	101.1%	106.0%	+ 4.8%	103.6%	101.4%	- 2.1%
New Listings	17	6	- 64.7%	129	96	- 25.6%

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

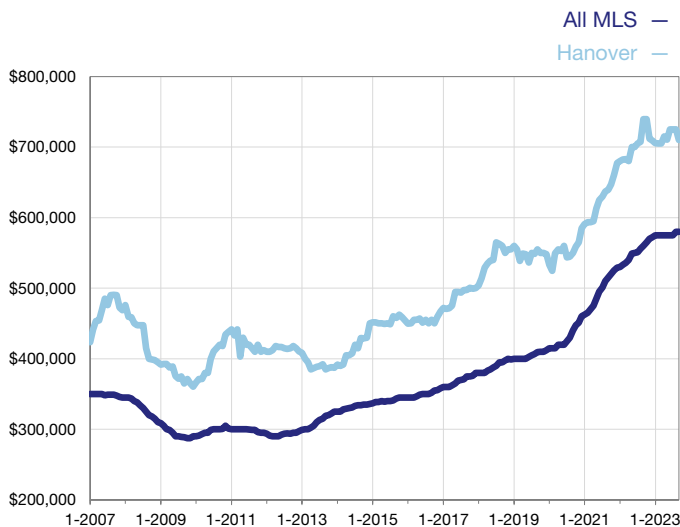
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	2	+ 100.0%	14	7	- 50.0%
Closed Sales	3	1	- 66.7%	13	6	- 53.8%
Median Sales Price*	\$715,000	\$785,000	+ 9.8%	\$640,000	\$713,250	+ 11.4%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	0.8	--	--	--	--
Cumulative Days on Market Until Sale	11	19	+ 72.7%	23	20	- 13.0%
Percent of Original List Price Received*	109.4%	108.3%	- 1.0%	104.1%	104.3%	+ 0.2%
New Listings	1	1	0.0%	14	8	- 42.9%

* 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

