

# Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Hancock

### Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	4	4	0.0%
Closed Sales	0	0	--	4	3	- 25.0%
Median Sales Price*	\$0	\$0	--	\$424,250	\$430,000	+ 1.4%
Inventory of Homes for Sale	0	3	--	--	--	--
Months Supply of Inventory	0.0	2.3	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	173	74	- 57.2%
Percent of Original List Price Received*	0.0%	0.0%	--	93.7%	98.1%	+ 4.7%
New Listings	0	1	--	2	7	+ 250.0%

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

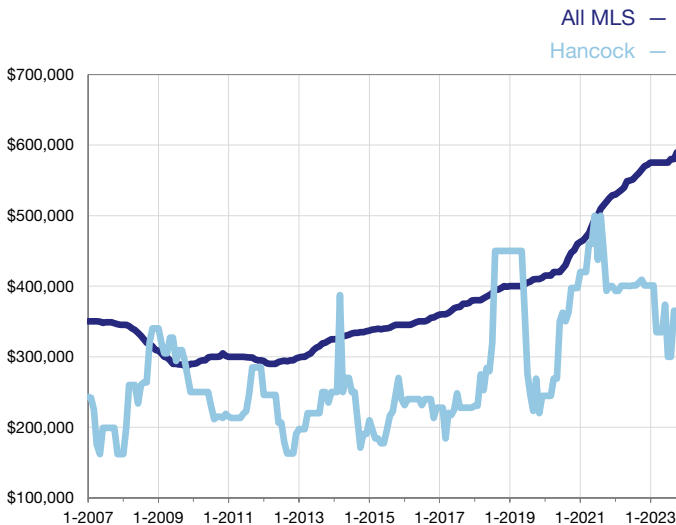
### Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	1	--	28	14	- 50.0%
Closed Sales	3	4	+ 33.3%	35	17	- 51.4%
Median Sales Price*	\$385,000	\$140,250	- 63.6%	\$270,350	\$137,500	- 49.1%
Inventory of Homes for Sale	11	7	- 36.4%	--	--	--
Months Supply of Inventory	2.8	3.9	+ 39.3%	--	--	--
Cumulative Days on Market Until Sale	119	201	+ 68.9%	100	134	+ 34.0%
Percent of Original List Price Received*	94.2%	95.5%	+ 1.4%	94.7%	92.4%	- 2.4%
New Listings	2	1	- 50.0%	36	20	- 44.4%

\* 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

