

# Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Hancock

### Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	4	4	0.0%
Closed Sales	1	1	0.0%	5	4	- 20.0%
Median Sales Price*	\$300,000	<b>\$330,000</b>	+ 10.0%	\$401,000	<b>\$380,000</b>	- 5.2%
Inventory of Homes for Sale	0	4	--	--	--	--
Months Supply of Inventory	0.0	3.0	--	--	--	--
Cumulative Days on Market Until Sale	72	22	- 69.4%	153	61	- 60.1%
Percent of Original List Price Received*	75.0%	<b>104.8%</b>	+ 39.7%	90.0%	<b>99.7%</b>	+ 10.8%
New Listings	0	1	--	2	8	+ 300.0%

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

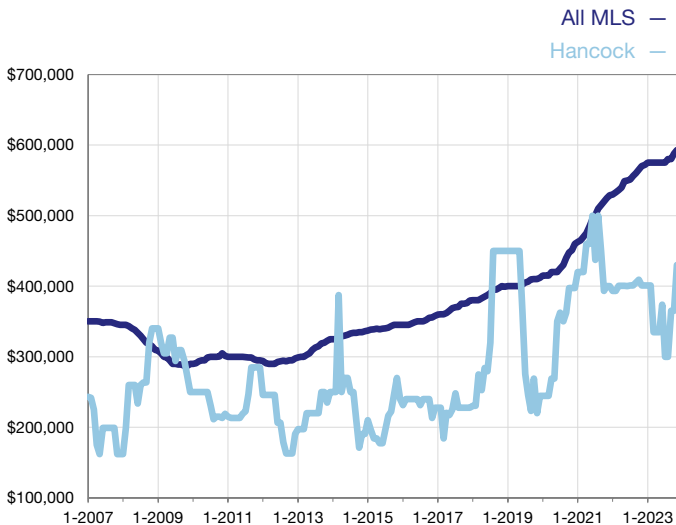
### Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	2	0.0%	30	17	- 43.3%
Closed Sales	0	0	--	35	17	- 51.4%
Median Sales Price*	\$0	<b>\$0</b>	--	\$270,350	<b>\$137,500</b>	- 49.1%
Inventory of Homes for Sale	11	7	- 36.4%	--	--	--
Months Supply of Inventory	2.7	3.7	+ 37.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	100	134	+ 34.0%
Percent of Original List Price Received*	0.0%	<b>0.0%</b>	--	94.7%	<b>92.4%</b>	- 2.4%
New Listings	2	3	+ 50.0%	38	23	- 39.5%

\* 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

