

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hanover

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	14	12	- 14.3%	129	108	- 16.3%
Closed Sales	10	9	- 10.0%	122	103	- 15.6%
Median Sales Price*	\$635,000	\$755,000	+ 18.9%	\$712,000	\$775,000	+ 8.8%
Inventory of Homes for Sale	22	9	- 59.1%	--	--	--
Months Supply of Inventory	2.0	0.9	- 55.0%	--	--	--
Cumulative Days on Market Until Sale	42	29	- 31.0%	27	38	+ 40.7%
Percent of Original List Price Received*	94.1%	99.5%	+ 5.7%	102.3%	101.1%	- 1.2%
New Listings	14	10	- 28.6%	158	120	- 24.1%

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

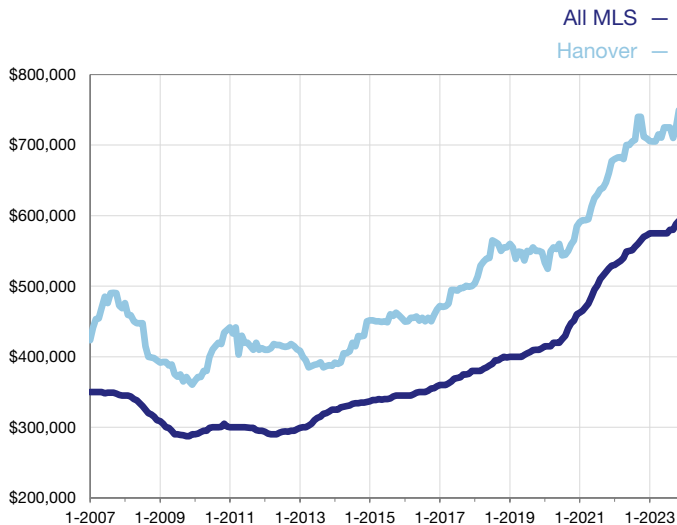
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	0	- 100.0%	15	8	- 46.7%
Closed Sales	1	1	0.0%	15	8	- 46.7%
Median Sales Price*	\$560,000	\$745,000	+ 33.0%	\$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	23	22	- 4.3%	23	21	- 8.7%
Percent of Original List Price Received*	100.0%	100.8%	+ 0.8%	103.6%	103.3%	- 0.3%
New Listings	1	0	- 100.0%	15	9	- 40.0%

* 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

