

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hanson

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	11	+ 120.0%	74	74	0.0%
Closed Sales	12	5	- 58.3%	72	66	- 8.3%
Median Sales Price*	\$437,500	\$555,000	+ 26.9%	\$520,000	\$528,315	+ 1.6%
Inventory of Homes for Sale	14	7	- 50.0%	--	--	--
Months Supply of Inventory	2.1	1.1	- 47.6%	--	--	--
Cumulative Days on Market Until Sale	24	50	+ 108.3%	28	32	+ 14.3%
Percent of Original List Price Received*	97.4%	96.4%	- 1.0%	102.1%	100.7%	- 1.4%
New Listings	10	5	- 50.0%	86	78	- 9.3%

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

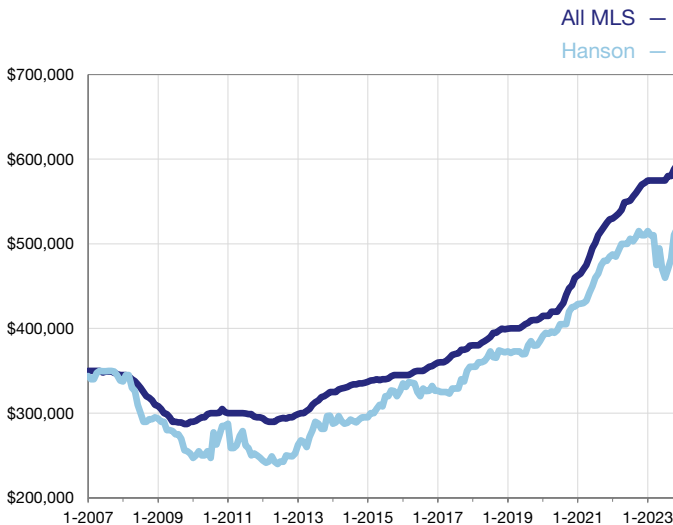
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	0	- 100.0%	26	11	- 57.7%
Closed Sales	5	1	- 80.0%	27	12	- 55.6%
Median Sales Price*	\$383,000	\$400,000	+ 4.4%	\$475,000	\$420,000	- 11.6%
Inventory of Homes for Sale	2	4	+ 100.0%	--	--	--
Months Supply of Inventory	0.8	2.7	+ 237.5%	--	--	--
Cumulative Days on Market Until Sale	24	23	- 4.2%	20	25	+ 25.0%
Percent of Original List Price Received*	99.0%	100.0%	+ 1.0%	102.6%	100.8%	- 1.8%
New Listings	1	1	0.0%	30	15	- 50.0%

* 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

