

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hancock

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	3	--	4	7	+ 75.0%
Closed Sales	0	1	--	5	5	0.0%
Median Sales Price*	\$0	\$500,000	--	\$401,000	\$430,000	+ 7.2%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	0.6	--	--	--	--
Cumulative Days on Market Until Sale	0	134	--	153	75	- 51.0%
Percent of Original List Price Received*	0.0%	66.7%	--	90.0%	93.1%	+ 3.4%
New Listings	0	0	--	2	8	+ 300.0%

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

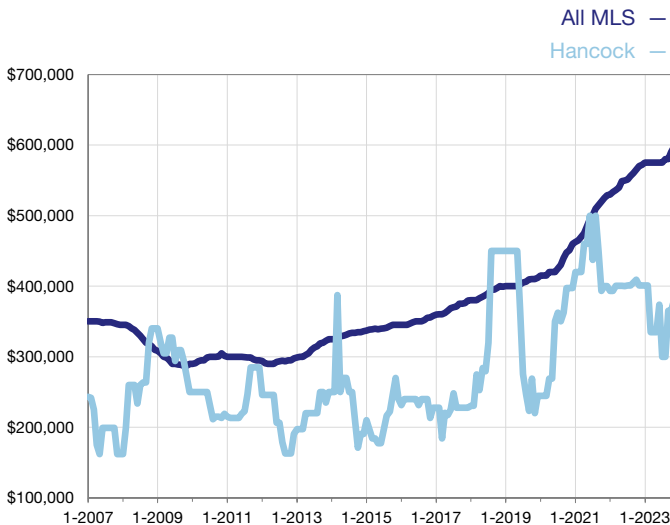
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	2	- 50.0%	34	19	- 44.1%
Closed Sales	3	2	- 33.3%	38	19	- 50.0%
Median Sales Price*	\$132,500	\$455,000	+ 243.4%	\$249,950	\$152,500	- 39.0%
Inventory of Homes for Sale	8	6	- 25.0%	--	--	--
Months Supply of Inventory	2.1	3.5	+ 66.7%	--	--	--
Cumulative Days on Market Until Sale	102	286	+ 180.4%	100	150	+ 50.0%
Percent of Original List Price Received*	91.7%	88.7%	- 3.3%	94.5%	92.0%	- 2.6%
New Listings	2	2	0.0%	40	25	- 37.5%

* 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

