

# Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Hancock

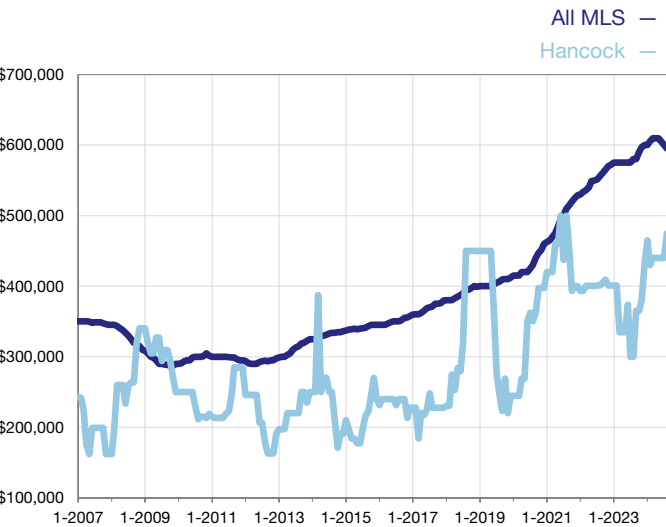
Single-Family Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	1	--	3	4	+ 33.3%
Closed Sales	2	0	- 100.0%	2	4	+ 100.0%
Median Sales Price*	\$297,500	\$0	- 100.0%	\$297,500	\$450,000	+ 51.3%
Inventory of Homes for Sale	2	3	+ 50.0%	--	--	--
Months Supply of Inventory	1.5	2.1	+ 40.0%	--	--	--
Cumulative Days on Market Until Sale	107	0	- 100.0%	107	99	- 7.5%
Percent of Original List Price Received*	90.3%	0.0%	- 100.0%	90.3%	92.9%	+ 2.9%
New Listings	2	1	- 50.0%	5	5	0.0%

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

Condominium Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	2	0	- 100.0%	12	11	- 8.3%
Closed Sales	2	2	0.0%	12	14	+ 16.7%
Median Sales Price*	\$123,700	\$168,500	+ 36.2%	\$135,250	\$241,250	+ 78.4%
Inventory of Homes for Sale	7	8	+ 14.3%	--	--	--
Months Supply of Inventory	3.5	4.4	+ 25.7%	--	--	--
Cumulative Days on Market Until Sale	119	215	+ 80.7%	110	104	- 5.5%
Percent of Original List Price Received*	95.2%	86.3%	- 9.3%	91.1%	91.1%	0.0%
New Listings	4	0	- 100.0%	18	14	- 22.2%

\* 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

