

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hanover

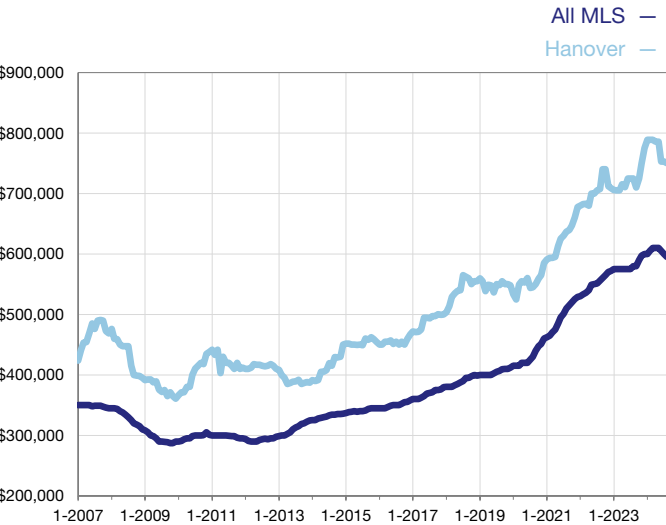
Single-Family Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	12	17	+ 41.7%	76	83	+ 9.2%
Closed Sales	21	17	- 19.0%	80	88	+ 10.0%
Median Sales Price*	\$795,000	\$830,000	+ 4.4%	\$792,000	\$795,000	+ 0.4%
Inventory of Homes for Sale	18	15	- 16.7%	--	--	--
Months Supply of Inventory	1.8	1.5	- 16.7%	--	--	--
Cumulative Days on Market Until Sale	21	24	+ 14.3%	40	30	- 25.0%
Percent of Original List Price Received*	101.8%	101.4%	- 0.4%	101.1%	100.9%	- 0.2%
New Listings	14	13	- 7.1%	90	101	+ 12.2%

* 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	1	2	+ 100.0%	5	16	+ 220.0%
Closed Sales	1	0	- 100.0%	5	13	+ 160.0%
Median Sales Price*	\$890,000	\$0	- 100.0%	\$701,500	\$780,000	+ 11.2%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	1.7	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	22	0	- 100.0%	21	26	+ 23.8%
Percent of Original List Price Received*	104.7%	0.0%	- 100.0%	103.5%	99.8%	- 3.6%
New Listings	2	0	- 100.0%	7	15	+ 114.3%

* 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

