

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hancock

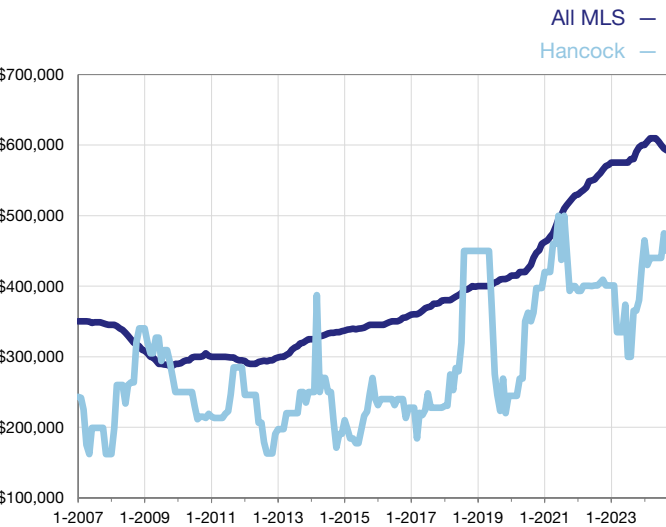
Single-Family Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	0	- 100.0%	4	6	+ 50.0%
Closed Sales	1	0	- 100.0%	3	4	+ 33.3%
Median Sales Price*	\$735,000	\$0	- 100.0%	\$430,000	\$450,000	+ 4.7%
Inventory of Homes for Sale	2	4	+ 100.0%	--	--	--
Months Supply of Inventory	1.5	2.0	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	7	0	- 100.0%	74	99	+ 33.8%
Percent of Original List Price Received*	113.6%	0.0%	- 100.0%	98.1%	92.9%	- 5.3%
New Listings	1	3	+ 200.0%	6	8	+ 33.3%

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

Condominium Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	2	+ 100.0%	13	13	0.0%
Closed Sales	1	0	- 100.0%	13	14	+ 7.7%
Median Sales Price*	\$307,500	\$0	- 100.0%	\$137,500	\$241,250	+ 75.5%
Inventory of Homes for Sale	7	11	+ 57.1%	--	--	--
Months Supply of Inventory	3.7	5.8	+ 56.8%	--	--	--
Cumulative Days on Market Until Sale	147	0	- 100.0%	113	104	- 8.0%
Percent of Original List Price Received*	94.6%	0.0%	- 100.0%	91.4%	91.1%	- 0.3%
New Listings	1	4	+ 300.0%	19	19	0.0%

* 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

