

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hancock

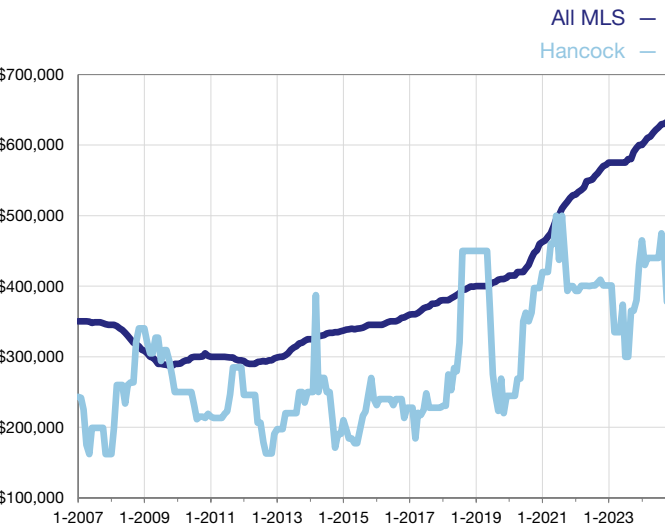
Single-Family Properties				October			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				0	0	--	4	6	+ 50.0%
Closed Sales				0	3	--	3	7	+ 133.3%
Median Sales Price*				\$0	\$370,000	--	\$430,000	\$378,050	- 12.1%
Inventory of Homes for Sale				3	5	+ 66.7%	--	--	--
Months Supply of Inventory				2.3	2.5	+ 8.7%	--	--	--
Cumulative Days on Market Until Sale				0	103	--	74	101	+ 36.5%
Percent of Original List Price Received*				0.0%	85.0%	--	98.1%	89.0%	- 9.3%
New Listings				1	2	+ 100.0%	7	9	+ 28.6%

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

Condominium Properties				October			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				2	2	0.0%	15	15	0.0%
Closed Sales				4	1	- 75.0%	17	15	- 11.8%
Median Sales Price*				\$140,250	\$126,500	- 9.8%	\$137,500	\$230,000	+ 67.3%
Inventory of Homes for Sale				6	13	+ 116.7%	--	--	--
Months Supply of Inventory				3.1	6.8	+ 119.4%	--	--	--
Cumulative Days on Market Until Sale				201	30	- 85.1%	134	99	- 26.1%
Percent of Original List Price Received*				95.5%	90.4%	- 5.3%	92.4%	91.1%	- 1.4%
New Listings				1	5	+ 400.0%	20	25	+ 25.0%

* 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

