

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hanover

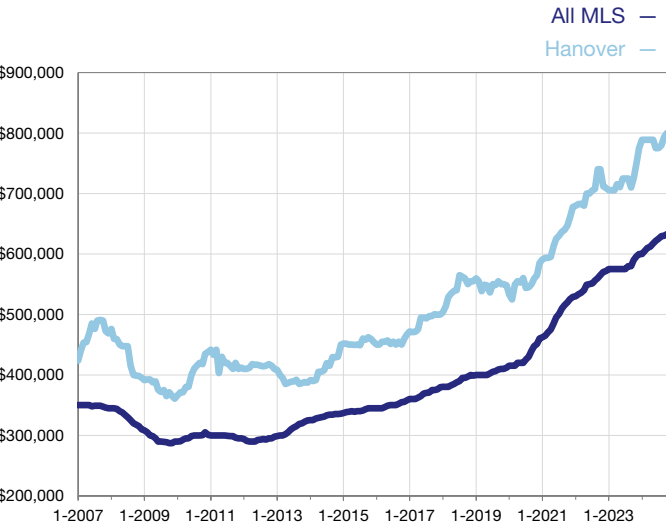
Single-Family Properties				October			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				10	20	+ 100.0%	96	110	+ 14.6%
Closed Sales				9	10	+ 11.1%	94	107	+ 13.8%
Median Sales Price*				\$720,000	\$814,950	+ 13.2%	\$775,000	\$815,000	+ 5.2%
Inventory of Homes for Sale				16	11	- 31.3%	--	--	--
Months Supply of Inventory				1.6	1.0	- 37.5%	--	--	--
Cumulative Days on Market Until Sale				38	18	- 52.6%	39	29	- 25.6%
Percent of Original List Price Received*				99.4%	100.6%	+ 1.2%	101.2%	100.8%	- 0.4%
New Listings				14	18	+ 28.6%	110	129	+ 17.3%

* 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				1	1	0.0%	8	17	+ 112.5%
Closed Sales				1	1	0.0%	7	16	+ 128.6%
Median Sales Price*				\$499,900	\$775,000	+ 55.0%	\$701,500	\$777,500	+ 10.8%
Inventory of Homes for Sale				1	2	+ 100.0%	--	--	--
Months Supply of Inventory				0.8	0.9	+ 12.5%	--	--	--
Cumulative Days on Market Until Sale				27	16	- 40.7%	21	27	+ 28.6%
Percent of Original List Price Received*				100.0%	103.3%	+ 3.3%	103.7%	99.4%	- 4.1%
New Listings				1	3	+ 200.0%	9	18	+ 100.0%

* 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

