

Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hancock

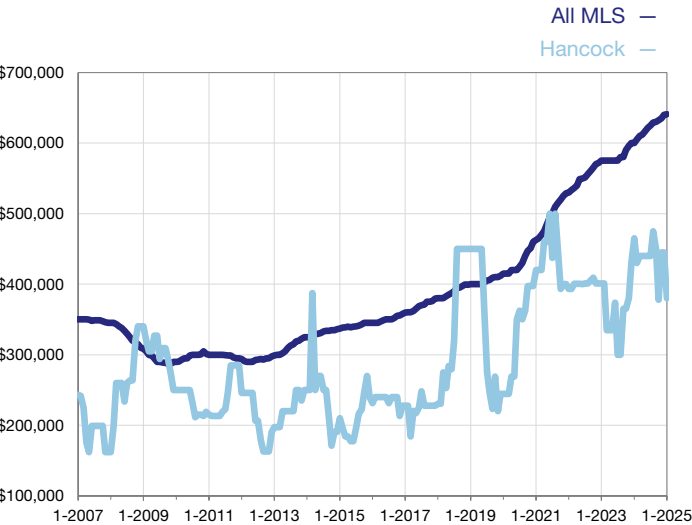
Single-Family Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	2	1	- 50.0%	2	1	- 50.0%
Closed Sales	1	3	+ 200.0%	1	3	+ 200.0%
Median Sales Price*	\$615,000	\$350,000	- 43.1%	\$615,000	\$350,000	- 43.1%
Inventory of Homes for Sale	0	3	--	--	--	--
Months Supply of Inventory	0.0	2.0	--	--	--	--
Cumulative Days on Market Until Sale	129	90	- 30.2%	129	90	- 30.2%
Percent of Original List Price Received*	88.0%	93.1%	+ 5.8%	88.0%	93.1%	+ 5.8%
New Listings	0	0	--	0	0	--

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

Condominium Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	3	1	- 66.7%	3	1	- 66.7%
Closed Sales	4	2	- 50.0%	4	2	- 50.0%
Median Sales Price*	\$180,500	\$445,000	+ 146.5%	\$180,500	\$445,000	+ 146.5%
Inventory of Homes for Sale	6	15	+ 150.0%	--	--	--
Months Supply of Inventory	3.7	6.3	+ 70.3%	--	--	--
Cumulative Days on Market Until Sale	73	156	+ 113.7%	73	156	+ 113.7%
Percent of Original List Price Received*	87.6%	94.0%	+ 7.3%	87.6%	94.0%	+ 7.3%
New Listings	3	5	+ 66.7%	3	5	+ 66.7%

* 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

