

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hancock

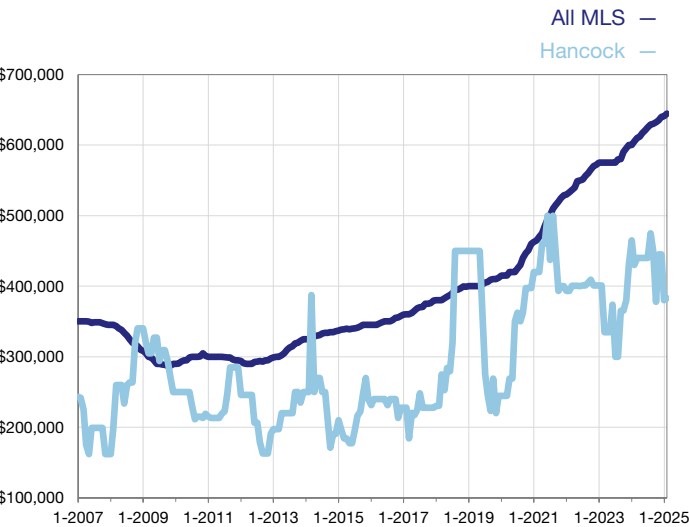
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	0	1	--	2	2	0.0%
Closed Sales	1	0	- 100.0%	2	3	+ 50.0%
Median Sales Price*	\$342,000	\$0	- 100.0%	\$478,500	\$350,000	- 26.9%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	0.0	1.4	--	--	--	--
Cumulative Days on Market Until Sale	14	0	- 100.0%	72	90	+ 25.0%
Percent of Original List Price Received*	98.0%	0.0%	- 100.0%	93.0%	93.1%	+ 0.1%
New Listings	0	1	--	0	1	--

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

Condominium Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	1	4	+ 300.0%	4	5	+ 25.0%
Closed Sales	2	1	- 50.0%	6	3	- 50.0%
Median Sales Price*	\$339,250	\$307,500	- 9.4%	\$248,500	\$400,000	+ 61.0%
Inventory of Homes for Sale	6	12	+ 100.0%	--	--	--
Months Supply of Inventory	3.5	5.7	+ 62.9%	--	--	--
Cumulative Days on Market Until Sale	43	142	+ 230.2%	63	151	+ 139.7%
Percent of Original List Price Received*	94.5%	94.6%	+ 0.1%	89.9%	94.2%	+ 4.8%
New Listings	1	1	0.0%	4	6	+ 50.0%

* 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

