

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hanover

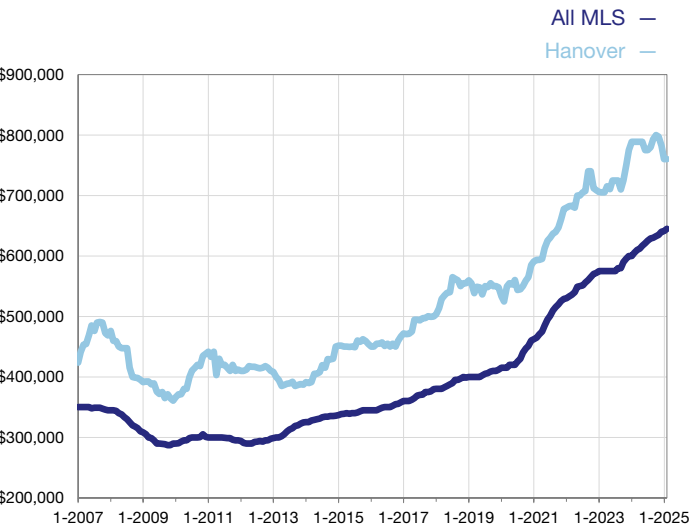
Single-Family Properties				February			Year to Date		
Key Metrics				2024	2025	+ / -	2024	2025	+ / -
Pending Sales				7	8	+ 14.3%	12	9	- 25.0%
Closed Sales				3	5	+ 66.7%	15	12	- 20.0%
Median Sales Price*				\$690,000	\$650,000	- 5.8%	\$820,000	\$685,000	- 16.5%
Inventory of Homes for Sale				13	2	- 84.6%	--	--	--
Months Supply of Inventory				1.4	0.2	- 85.7%	--	--	--
Cumulative Days on Market Until Sale				13	103	+ 692.3%	37	64	+ 73.0%
Percent of Original List Price Received*				103.1%	94.6%	- 8.2%	98.7%	97.9%	- 0.8%
New Listings				15	3	- 80.0%	19	7	- 63.2%

* 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		
Key Metrics				2024	2025	+ / -	2024	2025	+ / -
Pending Sales				3	0	- 100.0%	4	1	- 75.0%
Closed Sales				1	0	- 100.0%	1	4	+ 300.0%
Median Sales Price*				\$790,000	\$0	- 100.0%	\$790,000	\$742,500	- 6.0%
Inventory of Homes for Sale				2	2	0.0%	--	--	--
Months Supply of Inventory				1.3	1.1	- 15.4%	--	--	--
Cumulative Days on Market Until Sale				11	0	- 100.0%	11	54	+ 390.9%
Percent of Original List Price Received*				101.9%	0.0%	- 100.0%	101.9%	98.3%	- 3.5%
New Listings				4	0	- 100.0%	5	1	- 80.0%

* 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

