

Local Market Update – April 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hancock

Single-Family Properties

Key Metrics	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	0	1	--	2	3	+ 50.0%
Closed Sales	1	0	- 100.0%	4	4	0.0%
Median Sales Price*	\$0	\$0	--	\$450,000	\$350,000	- 22.2%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	0.7	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	99	102	+ 3.0%
Percent of Original List Price Received*	0.0%	0.0%	--	92.9%	86.1%	- 7.3%
New Listings	0	0	--	0	1	--

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

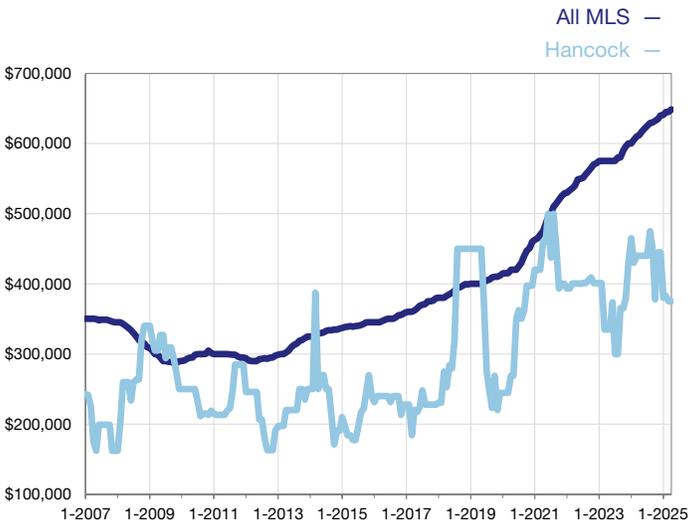
Condominium Properties

Key Metrics	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	2	1	- 50.0%	9	7	- 22.2%
Closed Sales	4	3	- 25.0%	10	8	- 20.0%
Median Sales Price*	\$319,950	\$500,000	+ 56.3%	\$265,950	\$445,000	+ 67.3%
Inventory of Homes for Sale	3	13	+ 333.3%	--	--	--
Months Supply of Inventory	1.6	7.2	+ 350.0%	--	--	--
Cumulative Days on Market Until Sale	131	84	- 35.9%	90	109	+ 21.1%
Percent of Original List Price Received*	93.5%	93.3%	- 0.2%	91.3%	93.4%	+ 2.3%
New Listings	2	3	+ 50.0%	6	11	+ 83.3%

* 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

