

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hancock

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	2	0	- 100.0%	10	2	- 80.0%
Closed Sales	0	0	--	10	4	- 60.0%
Median Sales Price*	\$0	\$0	--	\$445,000	\$365,000	- 18.0%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	1.2	2.0	+ 66.7%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	92	130	+ 41.3%
Percent of Original List Price Received*	0.0%	0.0%	--	91.1%	86.2%	- 5.4%
New Listings	1	0	- 100.0%	10	3	- 70.0%

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

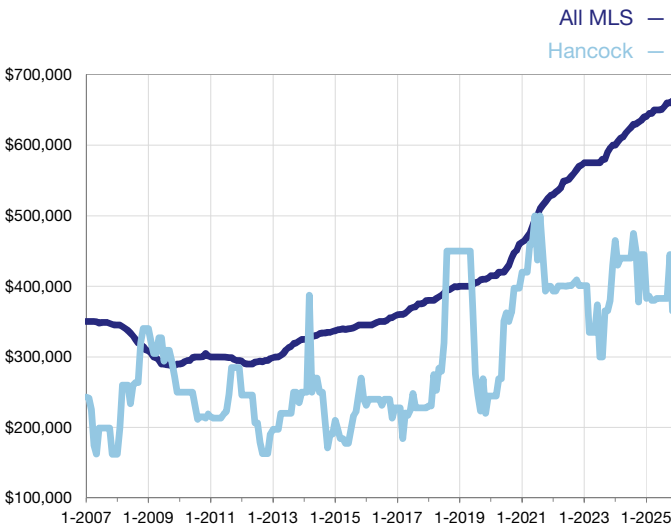
Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	3	4	+ 33.3%	20	24	+ 20.0%
Closed Sales	4	3	- 25.0%	21	22	+ 4.8%
Median Sales Price*	\$137,750	\$390,000	+ 183.1%	\$152,500	\$303,700	+ 99.1%
Inventory of Homes for Sale	14	13	- 7.1%	--	--	--
Months Supply of Inventory	7.0	6.0	- 14.3%	--	--	--
Cumulative Days on Market Until Sale	99	81	- 18.2%	102	103	+ 1.0%
Percent of Original List Price Received*	85.2%	95.4%	+ 12.0%	89.5%	92.6%	+ 3.5%
New Listings	6	3	- 50.0%	34	36	+ 5.9%

* 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

