

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hanover

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	8	11	+ 37.5%	123	113	- 8.1%
Closed Sales	10	6	- 40.0%	130	108	- 16.9%
Median Sales Price*	\$709,950	\$602,500	- 15.1%	\$782,450	\$817,500	+ 4.5%
Inventory of Homes for Sale	9	11	+ 22.2%	--	--	--
Months Supply of Inventory	0.9	1.2	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	41	29	- 29.3%	30	34	+ 13.3%
Percent of Original List Price Received*	98.5%	103.3%	+ 4.9%	100.5%	100.2%	- 0.3%
New Listings	4	5	+ 25.0%	139	128	- 7.9%

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

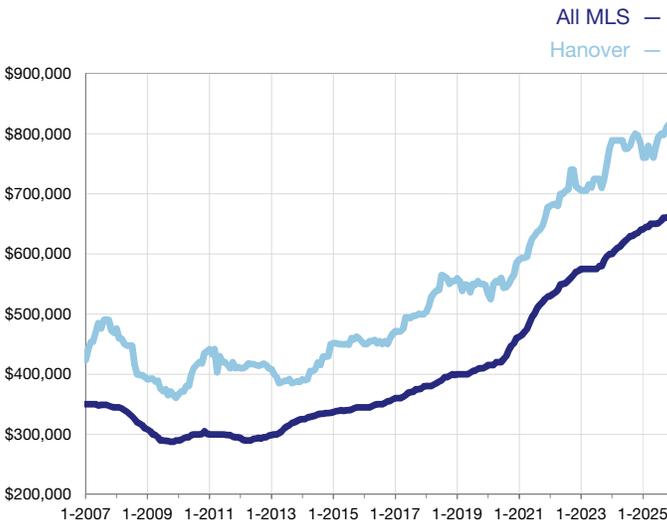
Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	2	0	- 100.0%	20	9	- 55.0%
Closed Sales	1	1	0.0%	17	11	- 35.3%
Median Sales Price*	\$770,000	\$724,900	- 5.9%	\$775,000	\$762,000	- 1.7%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	1.0	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	16	141	+ 781.3%	26	51	+ 96.2%
Percent of Original List Price Received*	100.0%	100.0%	0.0%	99.4%	97.9%	- 1.5%
New Listings	0	0	--	21	9	- 57.1%

* 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

