

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hancock

Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	1	0	- 100.0%	1	0	- 100.0%
Closed Sales	0	0	--	2	0	- 100.0%
Median Sales Price*	\$0	\$0	--	\$365,000	\$0	- 100.0%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	1.3	2.0	+ 53.8%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	69	0	- 100.0%
Percent of Original List Price Received*	0.0%	0.0%	--	93.6%	0.0%	- 100.0%
New Listings	1	0	- 100.0%	1	0	- 100.0%

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

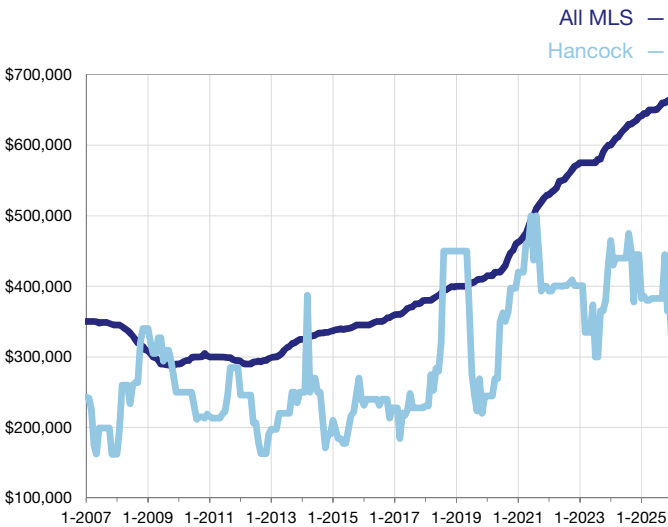
Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	4	5	+ 25.0%	5	5	0.0%
Closed Sales	1	0	- 100.0%	3	4	+ 33.3%
Median Sales Price*	\$307,500	\$0	- 100.0%	\$400,000	\$380,000	- 5.0%
Inventory of Homes for Sale	13	19	+ 46.2%	--	--	--
Months Supply of Inventory	6.2	7.9	+ 27.4%	--	--	--
Cumulative Days on Market Until Sale	142	0	- 100.0%	151	119	- 21.2%
Percent of Original List Price Received*	94.6%	0.0%	- 100.0%	94.2%	93.1%	- 1.2%
New Listings	1	5	+ 400.0%	6	9	+ 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

