

# Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Hanover

### Single-Family Properties

| Key Metrics                              | February  |                  |          | Year to Date |                  |          |
|--|-----------|------------------|----------|--------------|------------------|----------|
|  | 2025      | 2026             | + / -    | 2025         | 2026             | + / -    |
| Pending Sales                            | 7         | 9                | + 28.6%  | 8            | 14               | + 75.0%  |
| Closed Sales                             | 5         | 1                | - 80.0%  | 12           | 12               | 0.0%     |
| Median Sales Price*                      | \$650,000 | <b>\$875,000</b> | + 34.6%  | \$685,000    | <b>\$722,500</b> | + 5.5%   |
| Inventory of Homes for Sale              | 4         | 11               | + 175.0% | --           | --               | --       |
| Months Supply of Inventory               | 0.4       | 1.1              | + 175.0% | --           | --               | --       |
| Cumulative Days on Market Until Sale     | 103       | 18               | - 82.5%  | 64           | 34               | - 46.9%  |
| Percent of Original List Price Received* | 94.4%     | <b>102.9%</b>    | + 9.0%   | 97.8%        | <b>101.2%</b>    | + 3.5%   |
| New Listings                             | 3         | 6                | + 100.0% | 7            | 16               | + 128.6% |

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

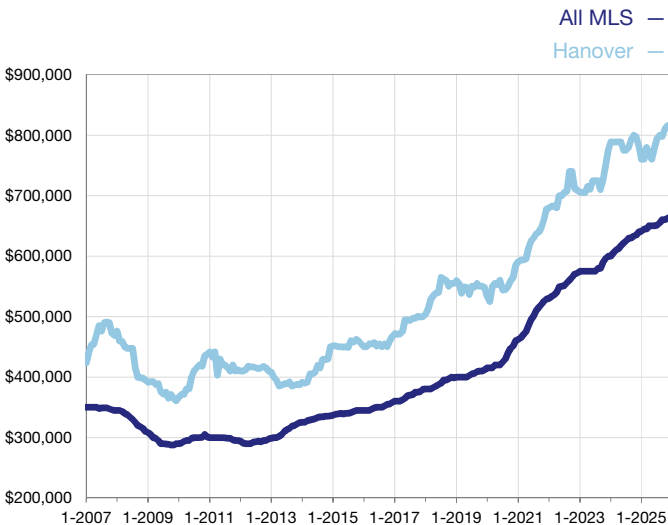
### Condominium Properties

| Key Metrics                              | February |             |         | Year to Date |                  |          |
|--|----------|-------------|---------|--------------|------------------|----------|
|  | 2025     | 2026        | + / -   | 2025         | 2026             | + / -    |
| Pending Sales                            | 0        | 0           | --      | 1            | 0                | - 100.0% |
| Closed Sales                             | 0        | 0           | --      | 4            | 1                | - 75.0%  |
| Median Sales Price*                      | \$0      | <b>\$0</b>  | --      | \$742,500    | <b>\$880,000</b> | + 18.5%  |
| Inventory of Homes for Sale              | 2        | 1           | - 50.0% | --           | --               | --       |
| Months Supply of Inventory               | 1.1      | 0.9         | - 18.2% | --           | --               | --       |
| Cumulative Days on Market Until Sale     | 0        | 0           | --      | 54           | 48               | - 11.1%  |
| Percent of Original List Price Received* | 0.0%     | <b>0.0%</b> | --      | 98.3%        | <b>98.3%</b>     | 0.0%     |
| New Listings                             | 0        | 0           | --      | 1            | 1                | 0.0%     |

\* 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

