

# Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Hanson

### Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	4	8	+ 100.0%	8	9	+ 12.5%
Closed Sales	5	1	- 80.0%	8	10	+ 25.0%
Median Sales Price*	\$519,400	<b>\$600,000</b>	+ 15.5%	\$529,700	<b>\$645,000</b>	+ 21.8%
Inventory of Homes for Sale	7	5	- 28.6%	--	--	--
Months Supply of Inventory	1.2	<b>0.7</b>	- 41.7%	--	--	--
Cumulative Days on Market Until Sale	48	<b>15</b>	- 68.8%	40	<b>54</b>	+ 35.0%
Percent of Original List Price Received*	100.3%	<b>109.3%</b>	+ 9.0%	98.5%	<b>98.4%</b>	- 0.1%
New Listings	3	<b>3</b>	0.0%	9	<b>8</b>	- 11.1%

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

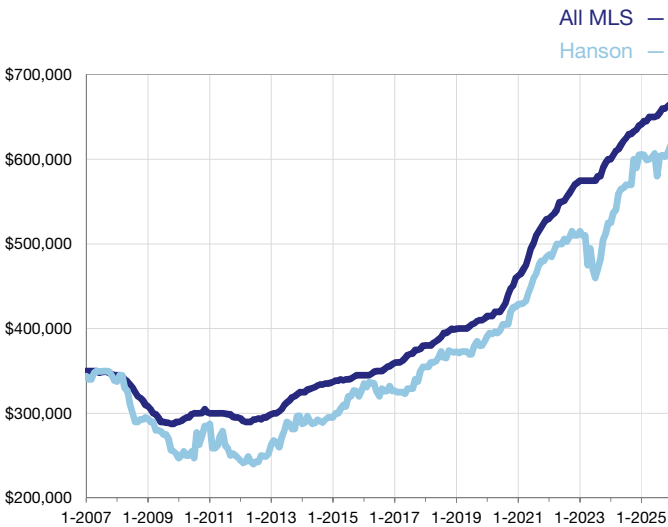
### Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	5	4	- 20.0%	9	5	- 44.4%
Closed Sales	1	1	0.0%	4	2	- 50.0%
Median Sales Price*	\$702,160	<b>\$408,500</b>	- 41.8%	\$560,740	<b>\$577,772</b>	+ 3.0%
Inventory of Homes for Sale	10	1	- 90.0%	--	--	--
Months Supply of Inventory	3.1	<b>0.4</b>	- 87.1%	--	--	--
Cumulative Days on Market Until Sale	143	<b>72</b>	- 49.7%	67	<b>71</b>	+ 6.0%
Percent of Original List Price Received*	105.0%	<b>95.0%</b>	- 9.5%	100.4%	<b>100.9%</b>	+ 0.5%
New Listings	3	2	- 33.3%	7	3	- 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

