

Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hancock

Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	1	0	- 100.0%	2	2	0.0%
Closed Sales	0	1	--	3	1	- 66.7%
Median Sales Price*	\$0	\$200,000	--	\$350,000	\$200,000	- 42.9%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.7	0.5	- 28.6%	--	--	--
Cumulative Days on Market Until Sale	0	305	--	92	305	+ 231.5%
Percent of Original List Price Received*	0.0%	0.0%	--	84.1%	0.0%	- 100.0%
New Listings	0	1	--	1	1	0.0%

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

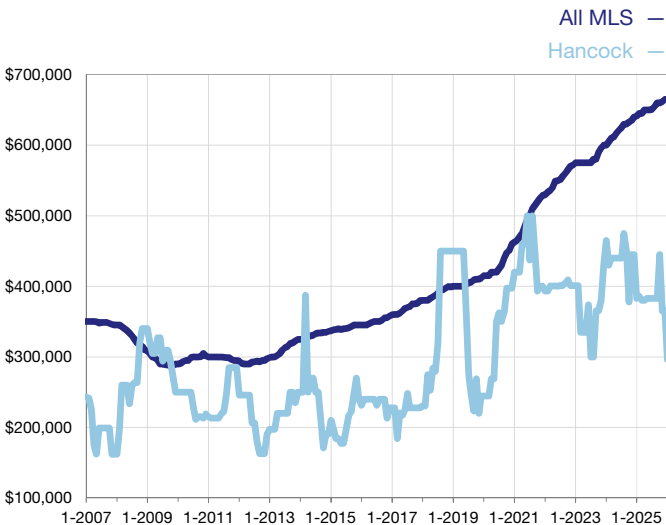
Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	1	1	0.0%	7	8	+ 14.3%
Closed Sales	3	1	- 66.7%	8	9	+ 12.5%
Median Sales Price*	\$500,000	\$245,000	- 51.0%	\$445,000	\$310,000	- 30.3%
Inventory of Homes for Sale	15	16	+ 6.7%	--	--	--
Months Supply of Inventory	8.3	6.4	- 22.9%	--	--	--
Cumulative Days on Market Until Sale	84	82	- 2.4%	109	114	+ 4.6%
Percent of Original List Price Received*	93.3%	75.4%	- 19.2%	93.4%	91.2%	- 2.4%
New Listings	3	2	- 33.3%	11	13	+ 18.2%

* 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

