

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hancock

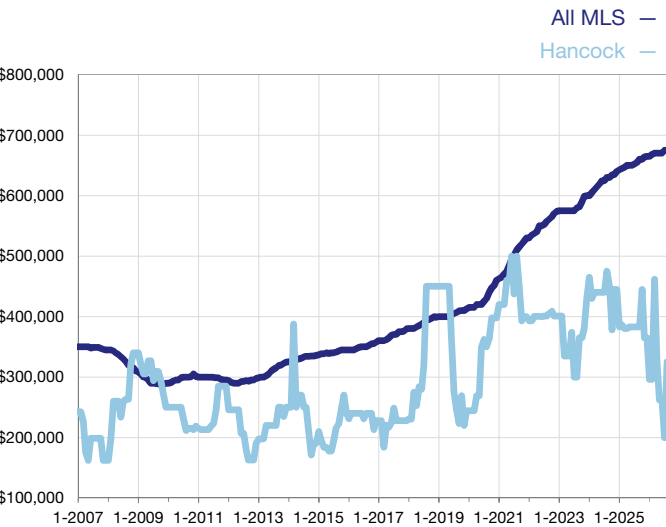
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	0	1	--	2	7	+ 250.0%
Closed Sales	0	2	--	4	5	+ 25.0%
Median Sales Price*	\$0	\$971,250	--	\$365,000	\$325,000	- 11.0%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	2.5	0.6	- 76.0%	--	--	--
Cumulative Days on Market Until Sale	0	90	--	130	180	+ 38.5%
Percent of Original List Price Received*	0.0%	93.5%	--	86.2%	92.7%	+ 7.5%
New Listings	1	1	0.0%	3	7	+ 133.3%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	2	2	0.0%	17	15	- 11.8%
Closed Sales	3	1	- 66.7%	17	16	- 5.9%
Median Sales Price*	\$259,000	\$137,500	- 46.9%	\$299,900	\$296,250	- 1.2%
Inventory of Homes for Sale	12	12	0.0%	--	--	--
Months Supply of Inventory	5.5	5.5	0.0%	--	--	--
Cumulative Days on Market Until Sale	129	58	- 55.0%	107	120	+ 12.1%
Percent of Original List Price Received*	89.6%	91.7%	+ 2.3%	91.8%	92.2%	+ 0.4%
New Listings	1	1	0.0%	24	20	- 16.7%

* 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

