

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hanover

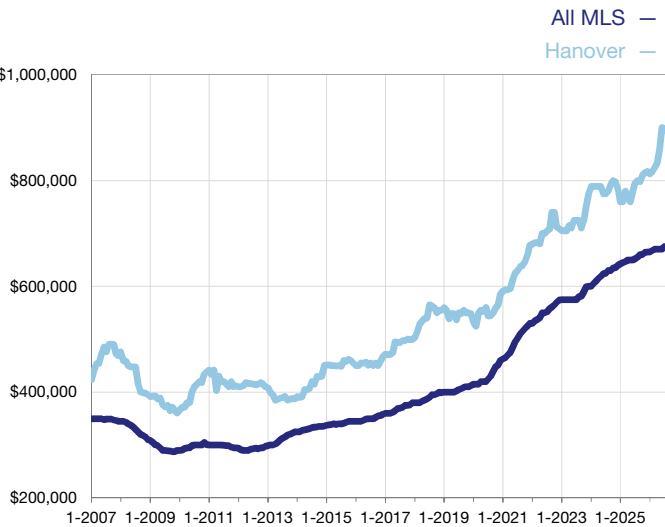
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	11	11	0.0%	73	85	+ 16.4%
Closed Sales	16	18	+ 12.5%	72	84	+ 16.7%
Median Sales Price*	\$934,500	\$1,192,500	+ 27.6%	\$822,500	\$925,500	+ 12.5%
Inventory of Homes for Sale	17	26	+ 52.9%	--	--	--
Months Supply of Inventory	1.8	2.5	+ 38.9%	--	--	--
Cumulative Days on Market Until Sale	25	26	+ 4.0%	33	26	- 21.2%
Percent of Original List Price Received*	101.6%	104.1%	+ 2.5%	101.2%	102.8%	+ 1.6%
New Listings	8	12	+ 50.0%	86	114	+ 32.6%

* 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	1	0	- 100.0%	7	4	- 42.9%
Closed Sales	3	0	- 100.0%	9	5	- 44.4%
Median Sales Price*	\$762,000	\$0	- 100.0%	\$762,000	\$880,000	+ 15.5%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.8	1.7	+ 112.5%	--	--	--
Cumulative Days on Market Until Sale	31	0	- 100.0%	45	39	- 13.3%
Percent of Original List Price Received*	97.3%	0.0%	- 100.0%	97.4%	101.7%	+ 4.4%
New Listings	1	1	0.0%	8	7	- 12.5%

* 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

