

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hancock

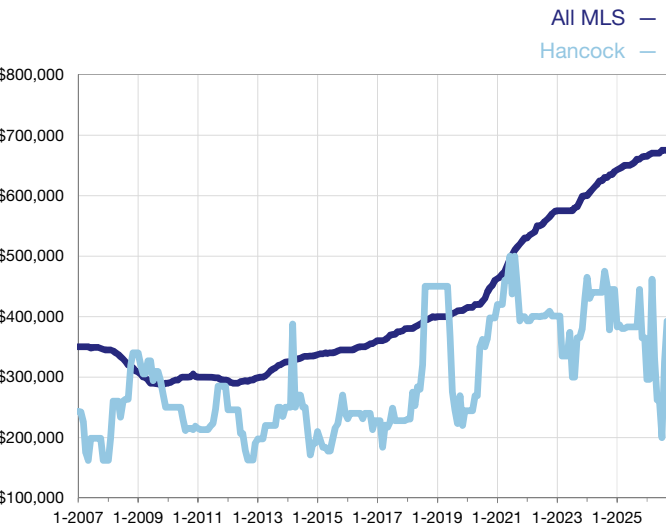
Single-Family Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	0	1	--	2	7	+ 250.0%
Closed Sales	0	1	--	4	6	+ 50.0%
Median Sales Price*	\$0	\$460,000	--	\$365,000	\$392,500	+ 7.5%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	2.5	0.6	- 76.0%	--	--	--
Cumulative Days on Market Until Sale	0	49	--	130	159	+ 22.3%
Percent of Original List Price Received*	0.0%	95.9%	--	86.2%	93.3%	+ 8.2%
New Listings	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	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	0	3	--	17	18	+ 5.9%
Closed Sales	1	2	+ 100.0%	18	18	0.0%
Median Sales Price*	\$138,000	\$337,500	+ 144.6%	\$279,450	\$296,250	+ 6.0%
Inventory of Homes for Sale	16	10	- 37.5%	--	--	--
Months Supply of Inventory	7.3	4.4	- 39.7%	--	--	--
Cumulative Days on Market Until Sale	39	165	+ 323.1%	104	125	+ 20.2%
Percent of Original List Price Received*	98.6%	94.9%	- 3.8%	92.2%	92.5%	+ 0.3%
New Listings	4	2	- 50.0%	28	22	- 21.4%

* 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

