Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Hancock

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	0	**1**	--	2	**8**	+ 300.0%
Closed Sales	0	**0**	--	4	**6**	+ 50.0%
Median Sales Price*	$0	**$0**	--	$365,000	**$392,500**	+ 7.5%
Inventory of Homes for Sale	3	**2**	- 33.3%	--	--	--
Months Supply of Inventory	2.4	**1.3**	- 45.8%	--	--	--
Cumulative Days on Market Until Sale	0	**0**	--	130	**159**	+ 22.3%
Percent of Original List Price Received*	0.0%	**0.0%**	--	86.2%	**93.3%**	+ 8.2%
New Listings	0	**2**	--	3	**9**	+ 200.0%

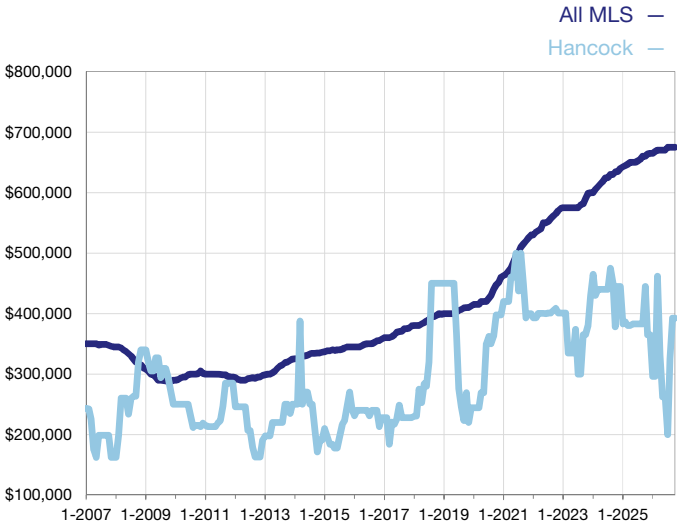
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

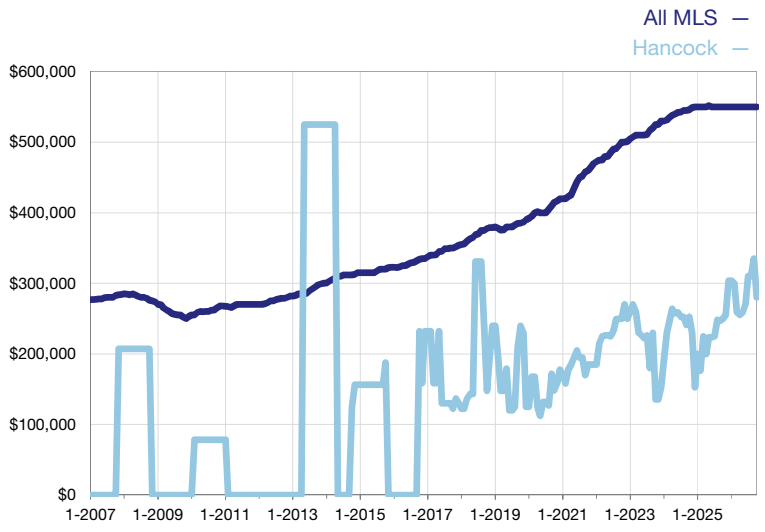
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	1	**3**	+ 200.0%	18	**21**	+ 16.7%
Closed Sales	1	**4**	+ 300.0%	19	**22**	+ 15.8%
Median Sales Price*	$360,000	**$145,000**	- 59.7%	$299,900	**$262,500**	- 12.5%
Inventory of Homes for Sale	16	**12**	- 25.0%	--	--	--
Months Supply of Inventory	7.7	**4.9**	- 36.4%	--	--	--
Cumulative Days on Market Until Sale	150	**267**	+ 78.0%	106	**151**	+ 42.5%
Percent of Original List Price Received*	92.3%	**77.8%**	- 15.7%	92.2%	**89.8%**	- 2.6%
New Listings	1	**5**	+ 400.0%	29	**27**	- 6.9%

* 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



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