

# Hanover

## February 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	507 Waterview Court	TwnIntUn	2	3.0	28	\$519,000	\$535,000	\$540,000	100.93%	\$331,000	1.63
2	15 Juniper Drive	SplitLev	5	3.1	18	\$724,900	\$724,900	\$720,000	99.32%	\$458,700	1.57
3	2 Crest Road	Colonial	4	2.1	100	\$830,000	\$789,999	\$765,000	96.84%	\$488,200	1.57
4	5 Mapleshade Drive	Colonial	5	5.1	9	\$1,590,000	\$1,590,000	\$1,635,000	102.83%	\$986,500	1.66
Averages					39	\$915,975	\$909,975	\$915,000	99.98%		1.61

### *"Active"* Listings in Hanover

Number of Units: 5  
 Average List Price: \$800,058  
 Average Days on Market: 70

### *"Under Contract"* Listings in Hanover

Number of Units: 12  
 Average List Price: \$613,233  
 Average Days on Market: 29

# Hanover 2024 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	28	39											32
List Price	\$720,256	\$909,975											\$789,244
Sales Price	\$733,714	\$915,000											\$799,636
SP:LP%	102.53%	99.98%											101.60%
SP to AV	1.62	1.00											1.61
# Units Sold	7	4											11
3 Mo Rate of Ab	1.00	1.76											1.38
Active Listings	6	5											6
Under Contracts	6	12											9

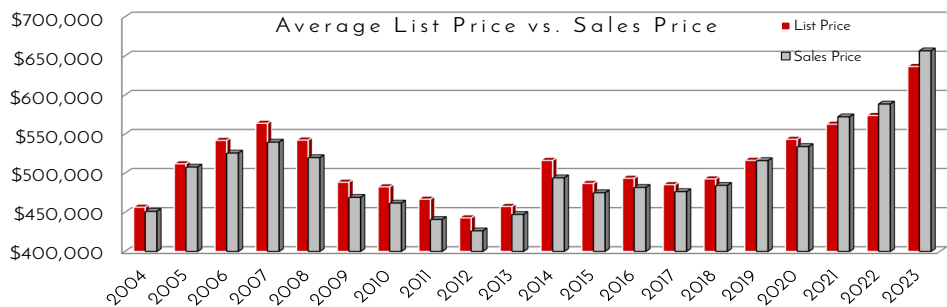
## Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	39	32	-16.65%
Sales Price	\$655,500	\$799,636	21.99%
LP:SP	100.88%	101.60%	0.71%
SP:AV	1.45	1.61	11.33%



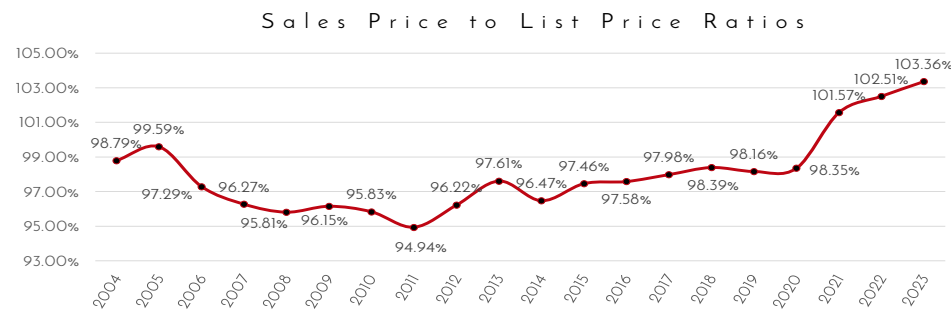
YTD	2023	2024	% Change
# Units Sold	6	11	83.33%
Rate of Ab 3 Mo	1.89	1.38	-26.79%
Actives	6	6	-8.33%
Under Contracts	12	9	-25.00%

## Hanover Yearly Market Trends

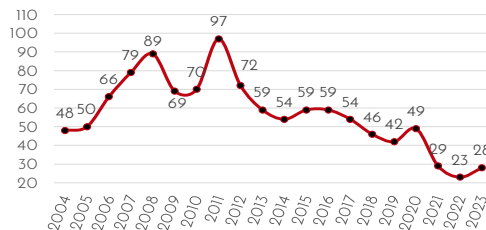


Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
LP	\$456,925	\$512,057	\$542,064	\$563,884	\$482,384	\$488,521	\$482,619	\$466,814	\$442,950	\$457,509	\$516,448	\$486,937	\$493,568	\$485,357	\$492,719	\$516,923	\$543,390	\$562,723	\$573,920	\$636,585
SP	\$451,271	\$507,922	\$525,847	\$539,821	\$519,983	\$469,175	\$461,892	\$440,899	\$426,314	\$447,346	\$494,127	\$475,137	\$481,900	\$476,492	\$484,482	\$506,190	\$534,152	\$572,196	\$588,532	\$656,535

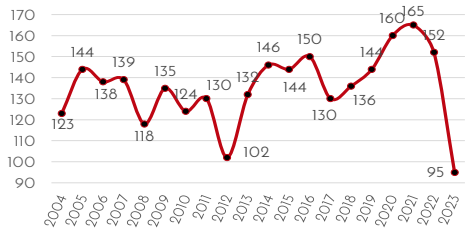
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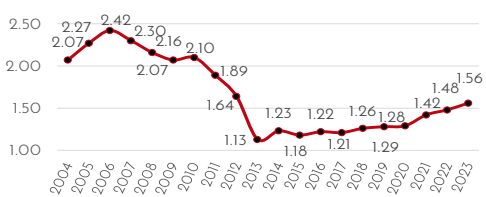
### Average Days on Market



### Number of Units Sold



### Sales Price to Assessed Value Ratio



### 12 Month Rate of Absorption

