

# Hanover

## January 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	3401 Appleton Way	TwndEndUn	2	2.0	13	\$449,000	\$449,000	\$490,000	109.13%	\$323,700	1.51
2	24 Appletree Lane	SplitLev	3	2.1	58	\$559,900	\$559,900	\$520,000	92.87%	\$392,700	1.32
3	15 Woodcrest Road	CapeCod	4	2.0	65	\$647,900	\$619,900	\$615,000	99.21%	\$357,000	1.72
4	72 Mountain Avenue	Bi-Level	4	1.1	15	\$549,000	\$549,000	\$615,000	112.02%	\$365,800	1.68
5	4 Seamount Drive	SplitLev	3	2.1	8	\$689,000	\$689,000	\$715,000	103.77%	\$439,900	1.63
6	47 Crescent Drive	Bi-Level	4	3.0	25	\$824,990	\$824,990	\$830,000	100.61%	\$449,300	1.85
7	12 Townsend Avenue	Colonial	5	4.1	14	\$1,350,000	\$1,350,000	\$1,351,000	100.07%		
Averages					28	\$724,256	\$720,256	\$733,714	102.53%		1.62

### *"Active"* Listings in Hanover

Number of Units: 6  
 Average List Price: \$846,131  
 Average Days on Market: 57

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

Number of Units: 6  
 Average List Price: \$827,483  
 Average Days on Market: 56

# 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												28
List Price	\$720,256												\$720,256
Sales Price	\$733,714												\$733,714
SP:LP%	102.53%												102.53%
SP to AV	1.62												1.62
# Units Sold	7												7
3 Mo Rate of Ab	1.00												1.00
Active Listings	6												6
Under Contracts	6												6

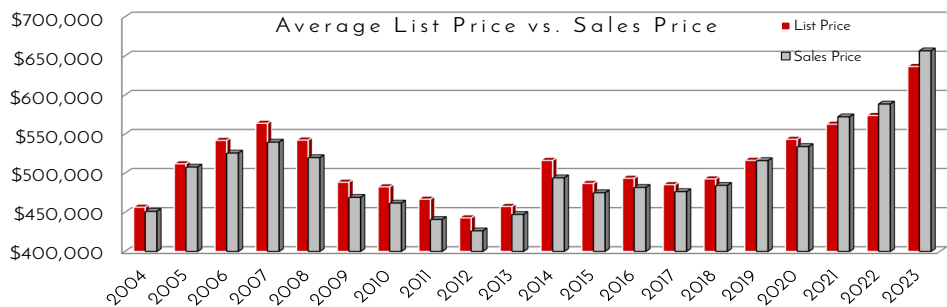
## Flashback! YTD 2023 vs YTD 2024

YTD	2023	2024	% Change
DOM	60	28	-52.59%
Sales Price	\$561,667	\$733,714	30.63%
LP:SP	100.10%	102.53%	2.42%
SP:AV	1.46	1.62	11.28%



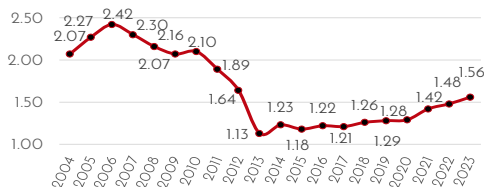
YTD	2023	2024	% Change
# Units Sold	3	7	133.33%
Rate of Ab 3 Mo	1.65	1.00	-39.39%
Actives	3	6	100.00%
Under Contracts	14	6	-57.14%

### Hanover Yearly Market Trends

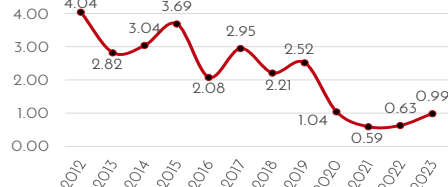


Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
LP	\$456,925	\$512,057	\$542,066	\$563,884	\$542,384	\$488,521	\$482,619	\$466,814	\$442,950	\$457,509	\$516,448	\$486,937	\$493,568	\$485,357	\$492,719	\$516,923	\$543,390	\$562,723	\$573,920	\$636,585
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

#### Sales Price to Assessed Value Ratio



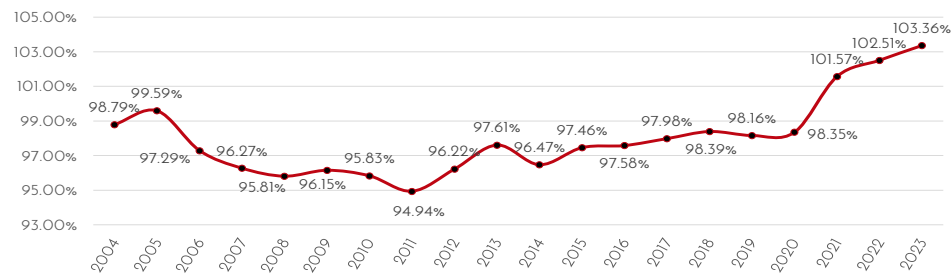
#### 12 Month Rate of Absorption



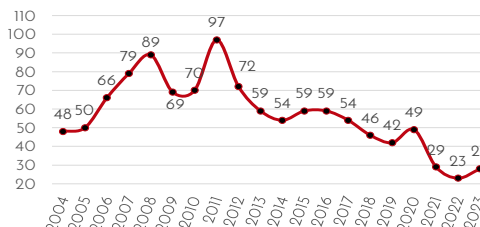
Data only available until 2012

### Hanover Yearly Market Trends

#### Sales Price to List Price Ratios



#### Average Days on Market



#### Number of Units Sold

