Local Market Update – June 2016

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

Fairhaven

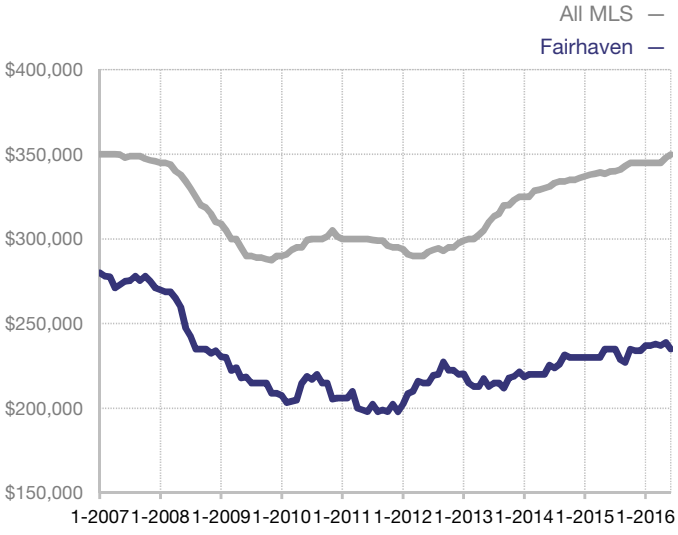
Single-Family Properties	June			Year to Date		
Key Metrics	**2015**	**2016**	**+ / –**	**2015**	**2016**	**+ / –**
Pending Sales	18	**23**	+ 27.8%	84	**102**	+ 21.4%
Closed Sales	21	**29**	+ 38.1%	76	**91**	+ 19.7%
Median Sales Price*	$269,000	**$224,000**	- 16.7%	$229,500	**$235,000**	+ 2.4%
Inventory of Homes for Sale	102	**71**	- 30.4%	--	--	--
Months Supply of Inventory	7.1	**4.4**	- 38.0%	--	--	--
Cumulative Days on Market Until Sale	50	**85**	+ 70.0%	89	**88**	- 1.1%
Percent of Original List Price Received*	95.5%	**95.0%**	- 0.5%	92.9%	**94.0%**	+ 1.2%
New Listings	28	**33**	+ 17.9%	155	**149**	- 3.9%

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

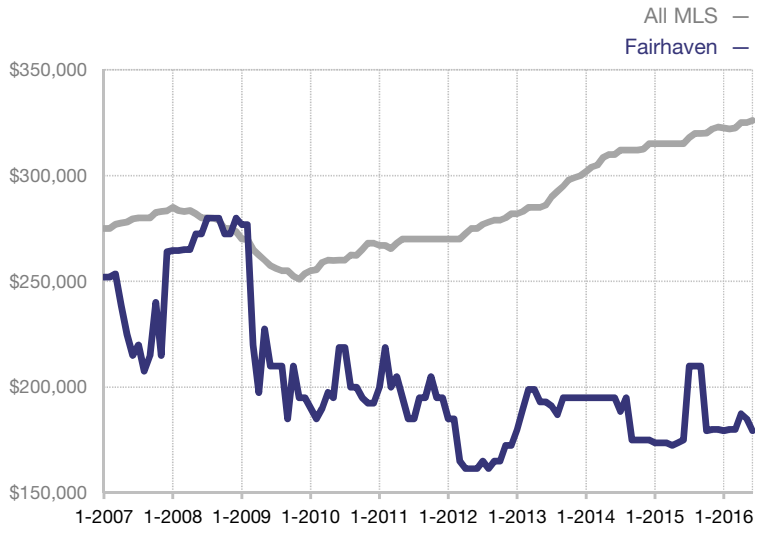
Condominium Properties	June			Year to Date		
Key Metrics	**2015**	**2016**	**+ / –**	**2015**	**2016**	**+ / –**
Pending Sales	0	**1**	--	4	**10**	+ 150.0%
Closed Sales	2	**3**	+ 50.0%	5	**10**	+ 100.0%
Median Sales Price*	$239,500	**$165,000**	- 31.1%	$210,000	**$181,000**	- 13.8%
Inventory of Homes for Sale	10	**6**	- 40.0%	--	--	--
Months Supply of Inventory	7.8	**3.4**	- 56.4%	--	--	--
Cumulative Days on Market Until Sale	33	**149**	+ 351.5%	38	**124**	+ 226.3%
Percent of Original List Price Received*	96.0%	**99.2%**	+ 3.3%	96.7%	**95.4%**	- 1.3%
New Listings	3	**4**	+ 33.3%	12	**11**	- 8.3%

* 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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