

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Fairhaven

Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	12	13	+ 8.3%	161	148	- 8.1%
Closed Sales	15	13	- 13.3%	168	145	- 13.7%
Median Sales Price*	\$390,000	\$395,000	+ 1.3%	\$402,500	\$440,000	+ 9.3%
Inventory of Homes for Sale	22	10	- 54.5%	--	--	--
Months Supply of Inventory	1.6	0.8	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	30	38	+ 26.7%	30	40	+ 33.3%
Percent of Original List Price Received*	100.8%	97.7%	- 3.1%	102.2%	99.2%	- 2.9%
New Listings	9	3	- 66.7%	184	178	- 3.3%

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

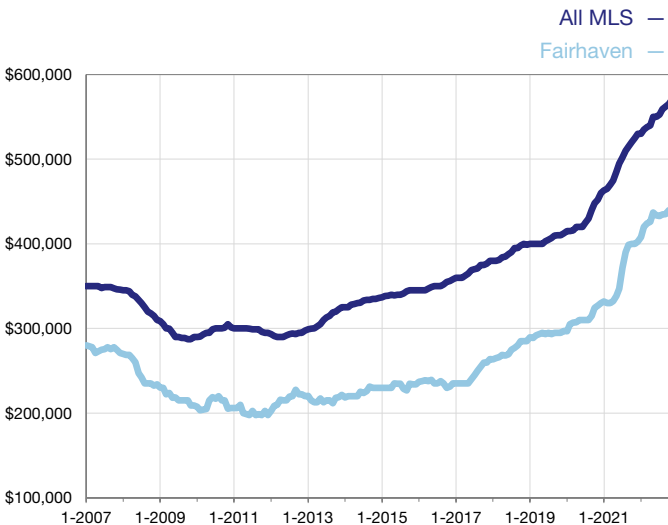
Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	0	0	--	9	13	+ 44.4%
Closed Sales	1	1	0.0%	9	13	+ 44.4%
Median Sales Price*	\$171,000	\$261,000	+ 52.6%	\$265,000	\$305,000	+ 15.1%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.8	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	85	24	- 71.8%	25	28	+ 12.0%
Percent of Original List Price Received*	100.6%	100.4%	- 0.2%	104.4%	99.7%	- 4.5%
New Listings	1	0	- 100.0%	11	13	+ 18.2%

* 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

