

Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Fairhaven

Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	19	22	+ 15.8%	131	128	- 2.3%
Closed Sales	22	23	+ 4.5%	120	108	- 10.0%
Median Sales Price*	\$288,500	\$324,000	+ 12.3%	\$280,000	\$296,750	+ 6.0%
Inventory of Homes for Sale	72	43	- 40.3%	--	--	--
Months Supply of Inventory	4.0	2.5	- 37.5%	--	--	--
Cumulative Days on Market Until Sale	59	70	+ 18.6%	64	81	+ 26.6%
Percent of Original List Price Received*	95.9%	93.3%	- 2.7%	95.9%	94.2%	- 1.8%
New Listings	31	27	- 12.9%	188	146	- 22.3%

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

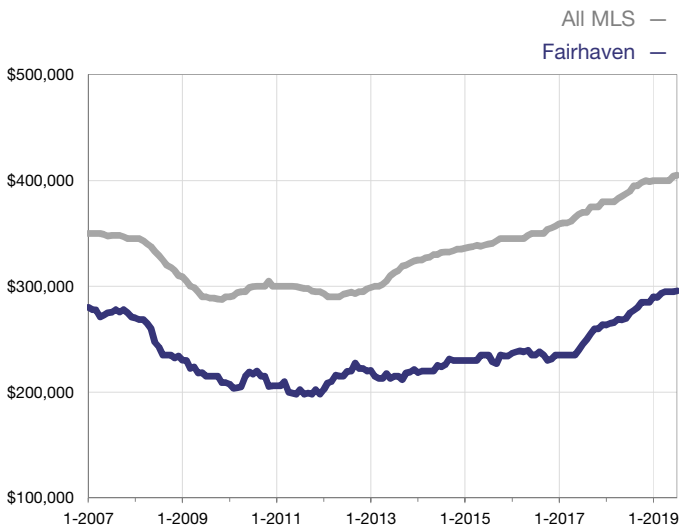
Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	1	1	0.0%	11	9	- 18.2%
Closed Sales	3	2	- 33.3%	10	9	- 10.0%
Median Sales Price*	\$205,000	\$281,000	+ 37.1%	\$200,500	\$270,000	+ 34.7%
Inventory of Homes for Sale	4	1	- 75.0%	--	--	--
Months Supply of Inventory	2.2	0.6	- 72.7%	--	--	--
Cumulative Days on Market Until Sale	12	26	+ 116.7%	34	34	0.0%
Percent of Original List Price Received*	101.7%	98.0%	- 3.6%	98.6%	98.6%	0.0%
New Listings	3	0	- 100.0%	15	8	- 46.7%

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

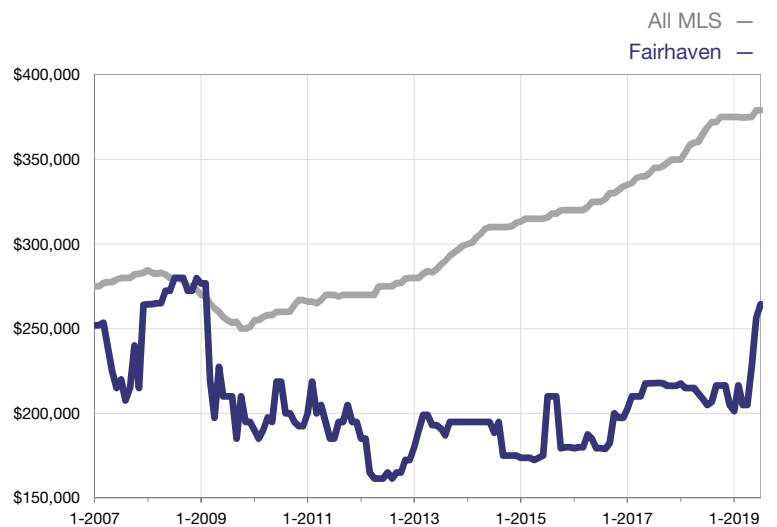
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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