

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Fairhaven

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	6	22	+ 266.7%	47	46	- 2.1%
Closed Sales	12	9	- 25.0%	43	40	- 7.0%
Median Sales Price*	\$357,750	\$500,000	+ 39.8%	\$319,000	\$329,500	+ 3.3%
Inventory of Homes for Sale	43	13	- 69.8%	--	--	--
Months Supply of Inventory	2.8	0.9	- 67.9%	--	--	--
Cumulative Days on Market Until Sale	66	28	- 57.6%	66	42	- 36.4%
Percent of Original List Price Received*	96.4%	108.5%	+ 12.6%	95.7%	102.6%	+ 7.2%
New Listings	14	27	+ 92.9%	72	52	- 27.8%

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

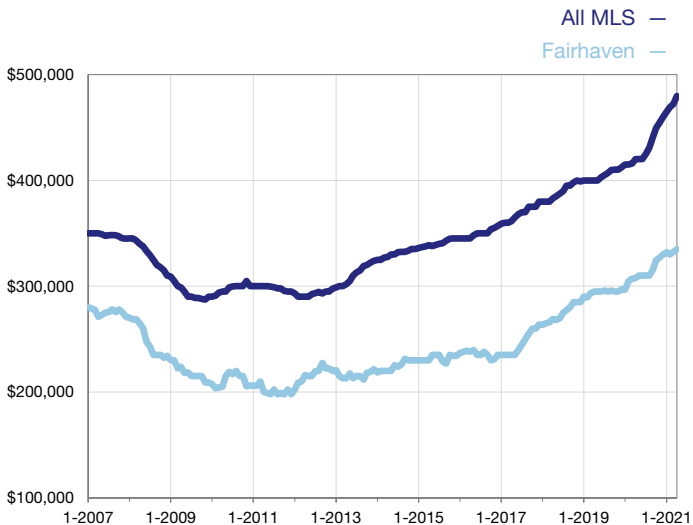
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1	0	- 100.0%	5	3	- 40.0%
Closed Sales	2	0	- 100.0%	4	2	- 50.0%
Median Sales Price*	\$288,125	\$0	- 100.0%	\$250,625	\$247,750	- 1.1%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.6	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	20	0	- 100.0%	34	15	- 55.9%
Percent of Original List Price Received*	96.5%	0.0%	- 100.0%	96.8%	104.9%	+ 8.4%
New Listings	0	0	--	6	3	- 50.0%

* 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

