

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Halifax

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	3	7	+ 133.3%	31	32	+ 3.2%
Closed Sales	7	9	+ 28.6%	24	27	+ 12.5%
Median Sales Price*	\$385,000	\$414,000	+ 7.5%	\$417,500	\$425,000	+ 1.8%
Inventory of Homes for Sale	12	5	- 58.3%	--	--	--
Months Supply of Inventory	1.6	0.6	- 62.5%	--	--	--
Cumulative Days on Market Until Sale	55	21	- 61.8%	70	24	- 65.7%
Percent of Original List Price Received*	100.7%	103.8%	+ 3.1%	98.7%	100.6%	+ 1.9%
New Listings	5	7	+ 40.0%	32	34	+ 6.3%

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

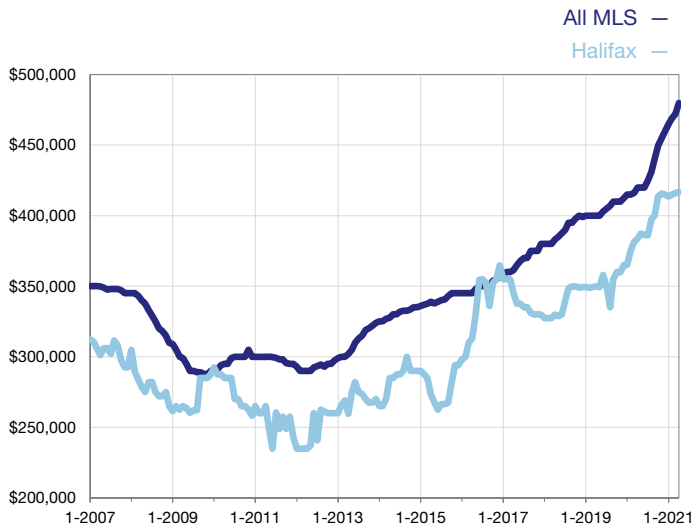
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	1	--	3	6	+ 100.0%
Closed Sales	0	3	--	4	5	+ 25.0%
Median Sales Price*	\$0	\$270,000	--	\$251,000	\$270,000	+ 7.6%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	1.0	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	15	--	16	13	- 18.8%
Percent of Original List Price Received*	0.0%	110.5%	--	99.4%	110.4%	+ 11.1%
New Listings	2	1	- 50.0%	5	6	+ 20.0%

* 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

