

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Fairhaven

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	22	21	- 4.5%	69	67	- 2.9%
Closed Sales	12	12	0.0%	55	52	- 5.5%
Median Sales Price*	\$328,450	\$375,500	+ 14.3%	\$327,000	\$342,500	+ 4.7%
Inventory of Homes for Sale	36	11	- 69.4%	--	--	--
Months Supply of Inventory	2.5	0.7	- 72.0%	--	--	--
Cumulative Days on Market Until Sale	80	30	- 62.5%	69	40	- 42.0%
Percent of Original List Price Received*	98.6%	101.7%	+ 3.1%	96.3%	102.4%	+ 6.3%
New Listings	16	20	+ 25.0%	88	72	- 18.2%

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

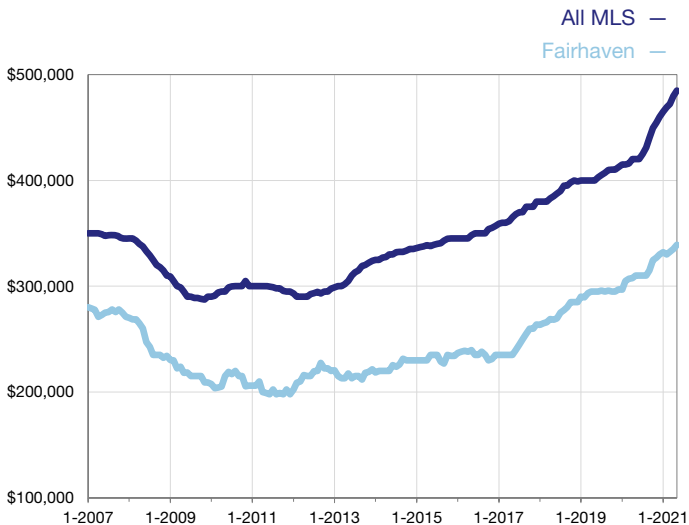
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1	2	+ 100.0%	6	5	- 16.7%
Closed Sales	1	2	+ 100.0%	5	4	- 20.0%
Median Sales Price*	\$230,000	\$301,500	+ 31.1%	\$230,000	\$267,500	+ 16.3%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.7	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	30	14	- 53.3%	33	14	- 57.6%
Percent of Original List Price Received*	97.9%	103.0%	+ 5.2%	97.0%	104.0%	+ 7.2%
New Listings	2	2	0.0%	8	5	- 37.5%

* 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

