

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Fairhaven

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	9	14	+ 55.6%	149	137	- 8.1%
Closed Sales	13	13	0.0%	153	132	- 13.7%
Median Sales Price*	\$450,000	\$440,000	- 2.2%	\$405,000	\$442,100	+ 9.2%
Inventory of Homes for Sale	27	24	- 11.1%	--	--	--
Months Supply of Inventory	2.0	1.9	- 5.0%	--	--	--
Cumulative Days on Market Until Sale	47	37	- 21.3%	30	41	+ 36.7%
Percent of Original List Price Received*	99.8%	96.5%	- 3.3%	102.4%	99.3%	- 3.0%
New Listings	16	13	- 18.8%	175	175	0.0%

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

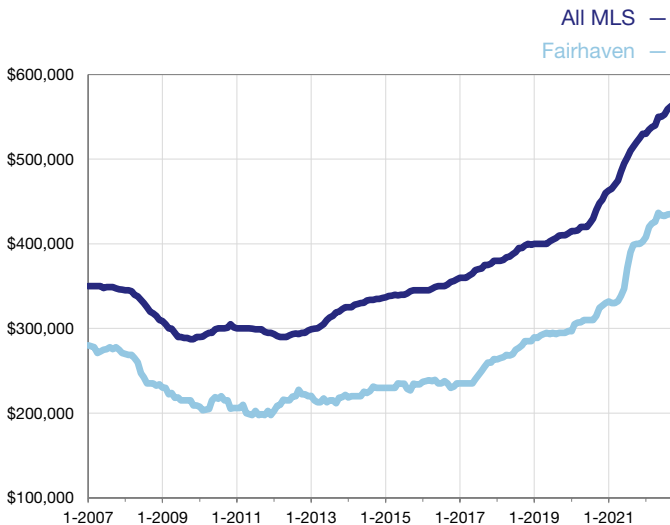
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	1	3	+ 200.0%	9	13	+ 44.4%
Closed Sales	0	5	--	8	12	+ 50.0%
Median Sales Price*	\$0	\$405,000	--	\$267,500	\$347,500	+ 29.9%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	39	--	18	28	+ 55.6%
Percent of Original List Price Received*	0.0%	97.1%	--	104.9%	99.7%	- 5.0%
New Listings	0	1	--	10	13	+ 30.0%

* 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

